

**Accessibility
Requirements**

**Self-Certification
Training Class**

Accessibility Requirements

Presented by:

Christopher Zafiris

Accessibility Compliance Unit

Mayor's Office for People with Disabilities

Dec. 3, 2019



**Accessibility
Requirements**

**OVERVIEW
Contents**

Contents

- Overall Presentation Scoping
- Applicable Codes
- New Public Facilities and Residential MOPD Forms
- Modifications to ICC A117.1-2009 found in CBC 14B-11
- Changes to CBC 14B-11
- Housing Design
- Chicago Plan Review Handbook
- Public facility Design
- Accessibility for Existing Buildings
- Summary
- Conclusion, Questions and answers



Accessibility Requirements

OVERVIEW Overall Presentation



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Overall Presentation Scoping

- First time presentation. (MOPD and DOB will continue to improve presentation as we move forward)
- The New 2019 CBC 14B-11 originated from the IBC. It replaced the Old 2004 CBC 18-11, and became effective on Dec. 1, 2019.
- The New CBC 14B-11 included "Modifications to ICC A117.1-2009 on the first, second and third page. These modifications created changes to the original IBC accessibility document thus bringing in line the ICC A117.1-2009 with the more strict accessibility requirements of the old ICC/ANSI A117.1-2003 accessibility requirements.
- The solid vertical lines on the left or right side of the New 2019 CBC 14B-11 accessibility code reflect added changes so as to be in line with both the New 2018 IAC and long standing Chicago stricter accessibility requirements.
- The six pointed stars on the left and right side of the text within the ICC A117.1-2009 indicate those provisions modified by the New CBC 14B-11 "Modifications".
- The word in italics are defined in the beginning of the codes
- For ease of use, the complete ICC A117.1 is found at the end of the CBC 14B.
- This presentation will highlight the modifications, changes, differences and similarities between the New and Old accessibility requirements.
- The 2019 CBC modified the old occupancy classifications. (See the "Chicago Plan Review Handbook", pages I-37 to I-70 for a detailed comparable translation between Old and New).

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3

Accessibility Requirements

Overall Presentation



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Sections from CBC 18-11 Removed or Relocated

- **Definitions**, See CBC Building Rehab Code Sec. 202
- **Existing facilities**, See CBC Building Rehab Code Sec. 305
- **Additions** See CBC Building Rehab Code Sec. 502
- **Telephones**, ICC A117.1-2009
- **Public right of ways**, Follow CDOT Guidelines
- **Fixed transportation facilities and stations** See State and Federal regulations
- **Airports**, Follow State and Federal Guidelines
- **Historic Buildings**, Follow State and Federal Guidelines
- **Recreational facilities**, ICC a117.1-2009

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4

Accessibility Requirements

Applicable Codes



Accessibility Requirements

APPLICABLE CODES

Chicago Accessibility Code

- New revised Chapter 14B-11 of the Chicago Building Code
- Approved by City Council on April 10, 2019
- Fully Enforced Dec. 1, 2019
- Future Revisions/Amendments Pending
- References ICC/ A117.1-2009
- References Title 14R, Chicago Building Rehabilitation code



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APPLICABLE CODES



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Other State & Federal Accessibility Codes

- 2018 Illinois Accessibility Code (IAC) (Effective Oct. 23, 2018)
- Fair Housing Amendments Act of 1988 (FHAA) (Effective Mar. 6, 1991)
- Section 504 of the Rehabilitation Act of 1973 Uses Uniform Federal Accessibility Standards (UFAS).
- American with Disabilities Act (2010 ADA) (Approved/Adopted Sept. 25, 2009 Fully Enforceable Mar.15, 2012)

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7

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APPLICABLE CODES



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Where can I obtain the New Chapter 14B-11 Accessibility Codes?

- Inside The Municipal Code of Chicago Title 14B (Chicago Building Code)
- Chicago Plan Review Handbook (Volume 1)
- Chicago Building Rehabilitation Book

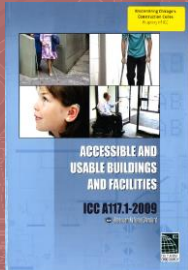
Based on the 2018 International Building Code
ICCSAFE.ORG to buy

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8

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Where can I obtain ICC A117.1-2009?

- See end of The Municipal Code of Chicago Title 14B (Chicago Building Code)
- Google:
[ANSI A117.1 2009 pdf](#)



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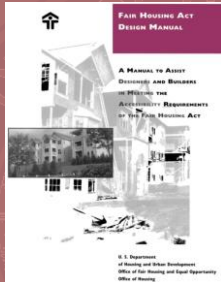
Where can I obtain a copy of 2018 IAC?

- Google search:
[2018 Illinois Accessibility Code.pdf](#)



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Where can I obtain a copy of FHAA?

- Fair Housing Design Manual
August, 1996
Fair Housing Clearing House
(800)767-7468

Google search:

[PDF Fair Housing Act Design Manual](#)

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APPLICABLE CODES



Where can I obtain a copy of the 2010 ADA?

- United States Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004

Google search:

[2010 ADA Standards for Accessible Design](#)

Accessibility Requirements

Overall Presentation

Modifications to ICC A117.1-2009 found in CBC 14B-11



Accessibility Requirements

MODIFICATIONS to ICC A117.1-2009 FOUND in CBC 14B-11

Modifications to CBC 14B-11

CBC 1101.4 Modifications to ICC/ANSI A117.1-2009
CBC 1101.4.1 to 1101.4.8.

- Animal containment areas
- Areas of sports activities
- Exterior hinged doors and gates
- Accessible Parking stall sizes.
- Changes in level
- Floor or ground surfaces
- Hand showers
- Shower compartment changes in level
- Mirrors in fitting rooms
- Filters in dishwashers and refrigerators
- Toilet paper dispensers
- Kitchen drawers, open shelves, and shelves in cabinets
- Visitable units interior spaces
- Wheelchair spaces in assembly areas with spectator seating, Team and Player seating
- Companion seating alignment with wheelchair space occupants
- Aisle seating identified by a sign or marker
- Horizontal dispersion
- Distance and viewing angles from screens



Accessibility Requirements

Changes

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CITY OF CHICAGO DEPARTMENT OF BUILDINGS 19

Accessibility Requirements

Changes

Changes to CBC Chapter 14B-11

- Some State and Federal requirements have been removed from the new revised CBC Chapter 14B-11.

New chapters were added in the ICC A117.1-2009 for Visitable Units and Recreational Facilities, while other recreational facility requirements are referred by the CBC 14B-11 to the 2018 IAC.

- MOPD and DOH Commissioners together may promulgate rules for housing owned or financed by a governmental unit. Such rules may require greater degree of access and usability for individuals with disabilities than is provided for in CBC 14B-11. MOPD and DOH Commissioners may promulgate rules to enforce government funded units, provided they demonstrate greater accessibility than CBC 14B-11,
- Being in compliance with the new revised CBC 14B-11 is not safe harbor under ADA, Section 504 of the Rehab. Act of 1973, FHAA, or any State Accessibility laws, including the Environmental Barriers Act.
- State and federal Accessibility laws must also be applied.
- The City of Chicago is not responsible for enforcement of State or Federal Accessibility laws, except as specifically provided in CBC Chapter 14B-11.
- Apply most stringent code

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Accessibility Requirements

Changes



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Changes to CBC Chapter 14B-11

Equivalent Facilitation CBC 1102.1.1

- Can use designs, products or technologies as alternatives, provided they result in substantially equivalent or greater access and usability.

Must demonstrate equivalency by Architect or owner .

Needs to be approved by examiner

Multiple Purposes CBC 1103.1.1

- Areas, rooms or spaces occupied at different times for different purposes, must be accessible for each purpose.

Construction Sites CBC 1103.2.5

- Toilets or bathing facilities for construction personnel on construction sites, not required to comply.
- Group R-5 occupancies and their associated sites and facilities are required to comply with the residential planned development section 1107.8 and the affordable units section 1107.9.

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21

Accessibility Requirements

Changes



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Changes to CBC Chapter 14B-11

- **Need to approach enter and exit EWA**

Employee Work Areas, CBC 1104.3.1

- Common use circulation paths within employee areas shall be accessible.

Exceptions:

- Common use circulation paths, located within employee work areas EWA that are less than 1000 sq. ft. in size and defined by permanently installed partitions counters, casework or furnishings, shall not be required to be accessible routes.
- Common use circulation paths, located within employee work areas EWA that are an integral component of work area equipment, shall not be accessible routes.
- Common use circulation paths located within exterior EWA integral to the work area that are fully exposed to the weather, shall not be required to be accessible.

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22

Accessibility Requirements

Changes



Changes to CBC Chapter 14B-11

Employee Work Stations, CBC 1108.4.1.4

- **The following shall be on an accessible route:**
 - The judge's bench
 - Clerks station
 - Bailiff's station
 - Deputy clerks station
 - Court reporter's station
- The vertical access to elevated employee work stations within a court room is not required at the time of initial construction, provided a ramp, lift or elevator can be installed without requiring reconfiguration or extension of the court room or extension of the electrical system.
- **Other work stations CBC 1108.4.1.5**
The litigant's and counsel stations, including lectern, shall be accessible.

Accessibility Requirements

Changes



Changes to CBC Chapter 14B-11

Public Entrances CBC 1105.1

- **Exceptions:**
 3. In Multi-story housing, at least 50% of all public entrances shall be accessible.
(In public facilities, 60% of all public entrances shall be accessible)

Entrances to rooms or spaces, CBC 1105.2

- Within a building or facility, all required doors, doorways and gates on an accessible route which serve accessible rooms or spaces shall be accessible.
- **Group I-2 and ambulatory care facilities, CBC 1105.3**
In Group I-2 occupancies and Group B *ambulatory care facilities* at least one accessible entrance shall be protected from the weather by canopy or roof overhang. Such entrance shall incorporate a passenger loading zone complying with section 1106.7.
(Where passenger loading zones are provided, one passenger loading zone in every continuous 100 linear feet max. of loading zone space shall be accessible.)

Accessibility Requirements

Changes

Changes to CBC Chapter 14B-11

- **Multistory buildings and facilities CBC1104.4**

At least one accessible route shall connect each accessible story, mezzanine and occupiable *rooftops*, in multilevel buildings and facilities

Exceptions to having an accessible route:

1. Accessible route is not required to a basement, second story above grade plane or mezzanine that has an area of not more than 1000 sq. ft. and is either the second story of a two story building, the mezzanine of a one story building, or the basement of a one or two story building. This exception shall not apply to:
 - 1.1. Shopping centers or shopping malls
 - 1.2. Stories or mezzanines containing a health care providers
 - 1.3. Passenger transportation facilities and airport.
 - 1.4 Publically owned buildings
- 2. Stories or mezzanines 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 the 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. Space greater than 1,000 sq. ft. but less than 3,000 sq. ft. in areas that are used exclusively for archival storage or for product storage in business or mercantile occupancy are not required to be an accessible route.
- Limited use/limited application elevators allowed if over 1000 Sq. Ft. (See 1107.1)



Accessibility Requirements

Changes

Changes to CBC Chapter 14B-11

- **Accessible route CBC 1107.4**

Not fewer than one accessible route shall connect accessible buildings or facility entrances with the primary entrance of each Accessible unit, Type A unit, Type B unit and Type C unit within the building for facility and with those exterior spaces and facilities.

Exceptions:

(See 1 through 7 exceptions I-3, R-1, R-2, Congrate living facilities in R-3 and R-4).



Accessibility Requirements

Changes



Changes to CBC Chapter 14B-11

- **Group R 1107.6**
Accessible units, Type A units and Type B units and units with communication features shall be provided in Group R occupancies in accordance with Section 1107.6.1 and 1107.6.4

- **Group R-1 1107.6.1**
Use table 1107.6.1.1

- **Accessible Units CBC 14B – 11-1107.6.1.1**
Use table 1107.6.1.1.

On a Multiple building site:

Each structure that contains more than 50 dwelling units or sleeping units shall be considered separately for determining the minimum number and type of Accessible units required.

All structures that individually contain 50 or fewer dwelling units or sleeping units shall be considered together to determine the minimum number and type of Accessible units required. Accessible units shall be dispersed among various classes of units

- **Beds 1107.6.1.1.1.**
In sleeping units having more than 25 beds, at least 5% of the beds shall be accessible.

Accessibility Requirements

Changes



Changes to CBC Chapter 14B-11

- **Doors 1107.6.1.3**
Entrances, doors and doorways providing passage into and within all dwelling units and sleeping units shall comply with the clear width requirements for accessible doors. Door handles and pulls shall be accessible.

Exception: Shower and sauna doors in units that are not required to be accessible.
(Hotels, Motels and transient lodging units)

Accessibility Requirements

Changes



Changes to CBC Chapter 14B-11

- **Groups R-2 and R-3 1107.6.2.**
Type A and Type B units shall be provided in group R-2 and R-3 occupancies in accordance with section 1107.6.2.1 through 1107.6.2.3

- **Live/work units CBC 14B -11-1107.6.2.1**
The non-residential portion is required to be accessible.

In multistory housing, the residential portion of at least 20% of the live/work units to meet Type A requirements.

In a structure with 4 or more live/work units, the residential portions of the live/work units to be Type B units.

Exception:

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

Accessibility Requirements

Changes



Changes to CBC Chapter 14B-11

- **Apartment houses and Congregate living Facilities CBC 14B -1107.6.2.2**

Bedrooms in congregate living facilities shall be counted as sleeping units, for the purpose of determining the number of units.

Where the bedrooms are grouped into dwelling units or sleeping units, only the bedroom in each dwelling unit or sleeping unit shall count toward the number of required Type A units.

- **Housing at a place of education**
(Follow table 1107.6.1.1 for scoping)
The table has changed from CBC 18-11-1107.5.1.1)

Accessibility Requirements

Changes



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Changes to CBC Chapter 14B-11

• **Type C (visitable units)**

Now there is a new section, ICC/A117.1-2009 Chapter 1005 regarding visitable units.

- Required in Planned Development and Federally Funded Residential projects.
- Visitability provides a means for a person with a disability to visit the home of a neighbor
- Visitable homes do not have the required infrastructure for easy adaptability to meet future needs

Visitable design requirements

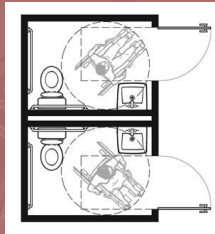
- One no step entrance
- One ground floor usable FHAA bathroom or powder room
- 30" X 48" clear floor space
- Lever operated hardware for doors
- Reinforcing for future installation of grab bars
- Lever-operated faucet handle for lavatory
- 2'-10" minimum wide doors
- One habitable ground floor room, living room or den (Minimum of 70 square feet per current CBC definition of habitable space)
- Food Prep area with sink cooking appliance and refrigerator required to be on an accessible level with 40" min. clearances width (If no cooktop or conventional range, then 36" min. clearance)

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31

Accessibility Requirements

Changes



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Changes to CBC Chapter 14B-11

• **Toilet and bathing facilities 1109.2**

Exceptions: 3, 4, 5 and 6

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

Where no more than one urinal is provided in a toilet room or bathing room, the urinal is not required to be accessible.

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

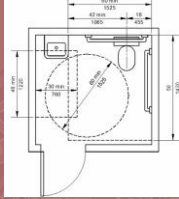
Toilet rooms designed for bariatrics patients not required to comply. The sleeping units served by bariatrics toilet room or bathing shall not count toward the required number of Accessible sleeping units

DEPARTMENT OF BUILDINGS

32

Accessibility Requirements

Changes



FAMILY
RESTROOM



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Changes to CBC Chapter 14B-11

- **Family or assisted-use toilet rooms**
- **New construction**
Requirements have essentially stayed the same
- **Existing Facilities**
 - In assembly and mercantile occupancies, where additional toilet fixtures are added, not fewer than one accessible Family or Assisted use toilet room shall be provided for existing buildings being altered.
 - Unisex toilet room signage changed.
(Permanent room and informational/directional signage)
 - See also Additions Sec. 305.5.1 where unisex toilet room is mentioned.

DEPARTMENT OF BUILDINGS

33

Accessibility Requirements

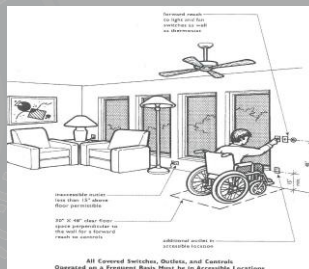
Changes

Changes to CBC Chapter 14B-11

- **Operable windows 1109.13.1**

Exceptions: 2

In hotel, motel and transient lodging occupancies, only windows in accessible units are required to be accessible.



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DEPARTMENT OF BUILDINGS

34

Accessibility Requirements

Changes



Changes to CBC Chapter 14B-11

- Other recreational facilities 1104.16

The following recreational facilities shall comply with the 2018 Illinois accessibility Code:

1. Golf Facilities 1006
2. Camping 1014
3. Picnic facilities
4. Outdoor viewing areas
5. Trails 1017
6. Beach access routes 1018
7. Benches in outdoor locations 903



Accessibility Requirements

Housing Design



Accessibility Requirements

HOUSING DESIGN



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Changes to CBC Chapter 14B-11

(Stays the same)

- **Multi-story housing 1107.6.2.2.1.1 and 1107.6.2.2.1.2**
- Privately or government financed
- 4 or more stories and 10 or more units
New Construction
- 3 stories or less and more than 20 units
(2% type A units)
- **Multi-story housing 2018 IAC 233.6**
- Privately or government financed
- 4 or more stories and 10 or more units
New construction

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37

Accessibility Requirements

HOUSING DESIGN



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Changes to CBC Chapter 14B-11

(Stays the same)

IAC Chapter 233.1

- New construction, additions or alterations
5 or more units on an individual site,
government funded
- 20% of the units must comply

Section 504 of the rehabilitation Act of 1973

- Housing owned or financed by a governmental unit and developments with Affordable Units
- 5 or more units per overall project
- 5% of total units to be accessible
- 2% of total units to be H/I
- 10% Visitable units requirements
- All Government funded projects must have Preliminary review meetings with MOPD prior to permit review submittal
- All Government Funded projects must be reviewed by MOPD during the permit review process)
- Not allowed to be a Self Cert. project

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38

Accessibility Requirements

HOUSING DESIGN



Changes to CBC Chapter 14B-11

- **Vertical or diagonal wheelchair platform lifts**
Allowed in:
CBC Chapter 14B-11
2018 IAC
2010 ADA.
- **External lifts will now be allowed.**

Accessibility Requirements

HOUSING DESIGN



FHAA and the CBC Chapter 14B- 11 Requirements

(Stayed the same)

FHAA

- New construction and new additions
- Privately and government owned or funded developments
- Multi-family buildings of 4 or more units in one structure
- All ground level units and all units served by vertical access must comply with the 7 Guideline Requirements of FHAA
- FHAA-7 Guideline Requirements

New CBC Chapter 14B-11

- All ground level units and all units served by an elevator to be designed as Type B units

Exception:

Multi-story units at ground level without elevator access not required to comply

Accessibility Requirements

HOUSING DESIGN



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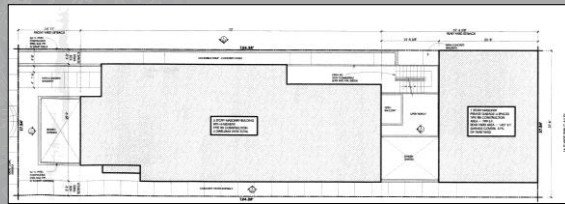
FHAA 7 Guideline Design

(Stayed the same)

1. Accessible building entrance on an accessible route
2. Accessible and usable public and common use areas
3. Usable doors
4. Accessible route into and through the covered unit
5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations
6. Reinforced walls for grab bars.
7. Usable kitchens and bathrooms

CBC Chapter 14B-11

- FHAA 7 Guideline unit equal to a Type B unit
- External vertical or diagonal wheelchair lifts can now be used for entry



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41

Accessibility Requirements

HOUSING DESIGN



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Questions to Establish Applicable Codes:

- Is project housing or public accommodation?
- Is the project a Planned Development?
- Funding Source: privately funded or government funded?
Are there affordable units?
- Number of floors in your building?
- Number of dwelling units in your building?
- New construction, addition or alteration?
- Change of occupancy to residential with more than 20 units.

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42

Accessibility Requirements

HOUSING DESIGN



Unit Types

- Accessible unit (ANSI A117.1; 2009) (Hotel, motel and lodging units)
- Type A unit (IAC adaptable unit)
- Type B unit (Fair Housing Unit)
- Units with conduit lines (20% of Type A and 80% of Type B units or non accessible units)
- “Attached multi-story single family units with separate means of egress” (hybrid of Type A and B unit)...formerly “Townhouses”
- Section 504 Accessible Mobility Unit
- Section 504 Sensory Unit with communication features, (H/I units)
- Visitable unit (Type C units, nominal accessible features)
- Document only proper identification of units on your working drawings
- Identify unit numbers on your working drawings

Accessibility Requirements

HOUSING DESIGN



Code Matrix

Triggers (Thresholds)	Housing (Codes and Sections)		Triggers (Thresholds)	Public Accommodation (Codes)
Government Funded, 5 or more dwelling units in a project, New Construction, Alteration or Addition	IAC (Section 504) FHAA, New Const. only CBC 14B-11		Government Funded, New Construction, Alteration or Addition	ADA IAC CBC 14B-11
Privately Funded, 10 or more dwelling unit, 4 or more stories, New Construction and Additions	IAC and FHAA CBC 14B-11		Privately Funded, New Construction, Alteration or Addition	ADA IAC CBC 14B-11
4 or more dwelling units, 1 or more stories, new construction	FHAA CBC 14B-11			

Accessibility Requirements

HOUSING DESIGN



Unit Matrix

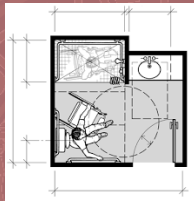
(Stays the Same)

- Proportionate to the overall unit mix
- Type A units provided in a variety of sizes and locations. Distribute Type A units horizontally and vertically throughout the building
- 20% of the units to be Type A
- 20% of units to have conduit lines

Unit Size	Total No. of Units	20% IAC or Type A	20% units with conduit lines
1-Bedroom	80	16	16
2-Bedroom	40	8	8
3-Bedroom	20	4	4
Total	140	28	28

Accessibility Requirements

HOUSING DESIGN



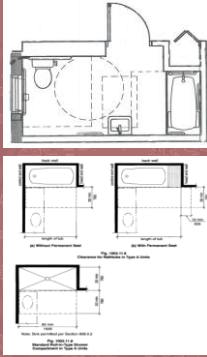
Multistory Type A Unit:

(Stays the same)

- **One bathroom:**
 - must be Type A design
 - ICC/ANSI-A117.1-2003 Chapter 1003.11
- **Multiple bathrooms**
 - One bathroom must be Type A design.
 - All others must be either Type A or Type B design, (option A or B design)

Accessibility Requirements

HOUSING DESIGN



Type A bathroom contains:

(Stays the same)

- 18 inches on the pull side of the door
 - This includes the maneuvering clearances at doors, see Figure 404.2.3.1
- 5 foot diameter turning or 'T' shaped maneuvering space (can overlap with door and all other fixtures' clear floor spaces)
- Clear floor space parallel to the tub
 - The water closet or sink bowl shall not encroach upon this clear floor space
 - The door can encroach upon this space as long as there is one 2'-6" X 4'-0" space free and clear of the door
- Clear floor space for the water closet
- Clear floor space for the lavatory
- Code applies to all fixtures, except multiple fixtures in a bathroom (ie: bathtub and shower)

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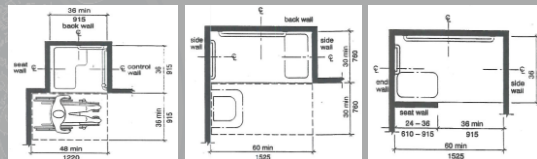
HOUSING DESIGN



Multistory Type A Unit showers

(Stays the same)

- Transfer-Type, (3'-0" by 3'-0" min.)
- Standard Roll-in Type (2'-6" min. by 5'-0" min.)
- Alternate Roll-in Type (3'-0" by 5'-0" min.)
 - are allowed a maximum 1/2" high curb with a 1:2 bevel.
- Reinforcing for future grab bars
- Proper clear floor space
- Control in proper location



Type B Unit showers

- Not required to be roll-in type, can have lip
- Not required to have wall mounted seat
- Reinforcing for future grab bars
- Proper clear floor space

Accessibility Requirements

HOUSING DESIGN



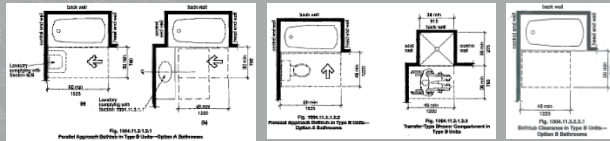
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Four or More Units in a Structure

Type B Units:

(Stays the same)

- **All bathrooms**
Must meet Option A design
or
- **One bathroom**
Must meet Option B design while all others meet the following:
 1. Accessible route
 2. 31 3/4" clear door openings
 3. Reinforcing
 4. Control and operating mechanisms 15" to 48" AFF
(See ICC/ANSI-A117.1-2009 Chapter 1004)

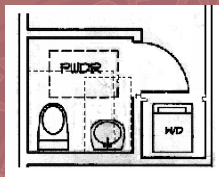


DEPARTMENT OF BUILDINGS

49

Accessibility Requirements

HOUSING DESIGN



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Type A Unit Powder Room

(Stays the same)

- 32" clear door opening with 18" on pull side
- 2'-6" X 4'-0" free and clear floor space in a powder room
- Door swing **cannot** overlap the 2'-6" X 4'-0" clear floor space
- Clear floor space of water closet and lavatory
- 34" maximum above the finished floor to top of lavatory counter
- 2'-6" X 4'-0" forward approach Knee space underneath lavatory, removable or no base cabinet, for Type A
- Reinforcing for future grab bars

Type B Unit Powder Room

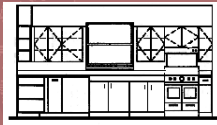
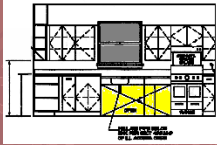
- Same as above except:
- 31 3/4" clear door opening
- 2'-6" X 4'-0" parallel approach on center of lavatory for Type B unit

DEPARTMENT OF BUILDINGS

50

Accessibility Requirements

HOUSING DESIGN



CITY OF CHICAGO

Type A Unit kitchen requirements

- Wall cabinets can be lowered on an as needed basis) without signing MOPD agreement letter.
- 5% but not less than one of each type of storage shall be accessible including drawers, open shelves and shelves in cabinet!
- Must comply with ICC-A117.1-2009; Chapter 1003.12 and 2018 IAC 809.3 and 804.
- U-shaped kitchens 60" clearance between opposing base cabinets, countertops and appliances
- All other kitchens 40" minimum clearance between opposing base cabinets, countertops and appliances
- Forward approach centered on the sink bowl and work surface area
- Forward and or parallel approach to all appliances
- Knee/toe clearance or removable base cabinets underneath sink and work surface
- Three options for sink and work surface areas:
 - Fixed at 34" AFF to top;
 - Adjustable 29" to 36" AFF;
 - Fixed at 36" AFF with cut seams
- Floor finish material to extend underneath sink back to wall
- Faucet not to exceed 5 lb. force to operate
- Wall cabinets to be lowered to 48" AFF to top of lowest shelf on an as needed basis
- Insulate exposed pipes underneath
- Front controls only for oven

Type B Unit kitchen requirements

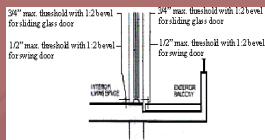
- Must comply with ICC/ANSI-A117.1-2009; Chapter 1004.12
- U-shaped kitchens 60" clearance between opposing base cabinets, countertops and appliances
- All other kitchens 40" minimum clearance between opposing base cabinets, countertops and appliances
- Accessible route to kitchen and all appliances
- Forward and or parallel approach to all appliances
- Provide elevations for Type A and B kitchens

DEPARTMENT OF BUILDINGS

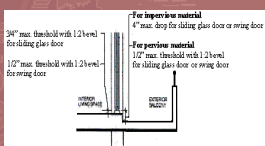
51

Accessibility Requirements

HOUSING DESIGN



Type A balcony requirements



Type B balcony requirements



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Type A and B balconies

(Stays the same)

- All Type A balconies to have a 5'-0" diameter turning space
(Not required in Type B balconies)
- Show enlarged sections with elevation differences between the balcony's finished floor and top of the threshold or track door
- Show enlarged sections with elevation differences between the interior's finished floor and the top of the threshold or track door

DEPARTMENT OF BUILDINGS

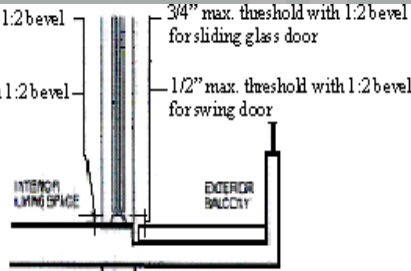
52

Accessibility Requirements HOUSING DESIGN

DEPARTMENT OF
BUILDINGS

CITY OF CHICAGO

3/4" max. threshold with 1:2 bevel for sliding glass door
1/2" max. threshold with 1:2 bevel for swing door

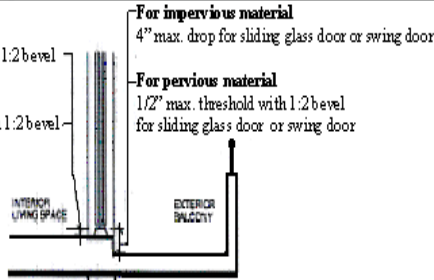


Type A balcony requirements

3/4" max. threshold with 1:2 bevel for sliding glass door
1/2" max. threshold with 1:2 bevel for swing door

For impervious material
4" max. drop for sliding glass door or swing door

For pervious material
1/2" max. threshold with 1:2 bevel for sliding glass door or swing door

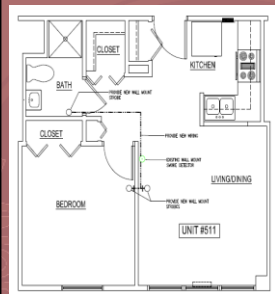


Type B balcony requirements

DEPARTMENT OF BUILDINGS

53

Accessibility Requirements HOUSING DESIGN



DEPARTMENT OF
BUILDINGS

CITY OF CHICAGO

Dwelling units with conduit lines

(Stays the same)

- 20% of total units;
- Triggered when you have 17 units or more in a structure stories and Planned Developments
- Proportionate mix to over-all mix
In a variety unit types and locations
(Horizontal and vertical distribution)
- Wiring, audible and visual alarms are installed on an as needed basis. Conduit must be installed to all rooms and spaces except closets and utility rooms at time of construction
- Indicate on electrical drawings conduit lines and location of capped junction boxes for future installation of visual alarms
- Must provide the following note on your drawings:
"Will provide in 20% of the 20% Type A units and 20% of the remaining 80% Type B units, conduit lines at time of construction so as to install, on an as needed basis, visual alarms. Visual alarms to be visible in all rooms except closets and utility rooms."

DEPARTMENT OF BUILDINGS

54

Accessibility Requirements

HOUSING DESIGN



CITY OF CHICAGO

Fire alarms within public and common areas per NFPA 72 Residential and Public Facilities)

(Requirement stays the same, trigger changes)

Rates that exceed 5 flashes per second may be disturbing to persons with photosensitivity, particularly those with certain forms of epilepsy. Information received during the development of these guidelines suggests that multiple unsynchronized visual signals within a single space may produce a composite flash rate that could trigger a photo-convulsive response in such persons (for example, two strobes set at 3 Hz in a room could generate a combined flash rate of 6Hz). Installations that may produce a composite rate in excess of 5 Hz should therefore be avoided by decreasing the number of fixtures and raising the intensity of the lamps they contain, by decreasing the flash rate of multiple lamps, or by synchronizing the flash rates of multiple fixtures. This is particularly important in schools, since children are more frequently affected by photosensitivity than are adults

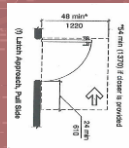
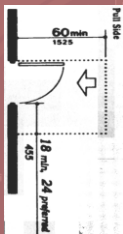
- **Provide this note on electrical drawings when applicable .**
All new, altered, relocated or replaced fire alarm or emergency warning system to comply fully with ICC A117.1-2009 section 7.702. All visual alarms to be synchronized throughout.
- Focus on height, distance, intensity, frequency and synchronization requirements. Also look at Bulletin #2 within the Illinois Accessibility Code, page 167 for scoping and technical requirements
- The above requirements are applicable only if project is required to install a new fire alarm or if owner elects to install a new fire alarm regardless if not required. Also applicable in R-2 and R-5
- Triggers when there are 17 units or more in a structure. For Planned Developments, to be determined.

DEPARTMENT OF BUILDINGS

55

Accessibility Requirements

HOUSING DESIGN



CITY OF CHICAGO

Maneuvering clearance Residential entry doors

(Stays the same)

- 18” clearance at the pull side of door within Type A Units and all public and common area doors
- 12” push side of door required when there is a latch and closer on the door
- Maneuvering clearances at doors; This includes all public and common areas, exterior garden and parking lot gates;

DEPARTMENT OF BUILDINGS

56

**Accessibility
Requirements**

**HOUSING
DESIGN**

“New Homes For Chicago”

- “New Homes for Chicago” developments
Provide accessible units on an as needed basis at request of initial buyer.
- January 1, 2002: New policy requirements for “New Homes for Chicago” developments became effective;
10% adaptable units
10% visitable units
- Latest “New Homes for Chicago” requirements have evolved
- Must schedule a preliminary meeting with MOPD



**Accessibility
Requirements**

**Chicago Plan Review
Handbook**



Accessibility Requirements

HOUSING DESIGN



CITY OF CHICAGO

Chicago Plan Review Hand Book

- To provide participants with essential knowledge and concepts to perform plan review utilizing a systematic and procedural approach in applying the CBC and other provisions of the Chicago building codes.

Residential Occupancy Classification (Page I-58 to I-62)

- **Accessibility has two Occupancy Classifications**
 1. Residential (R classifications)
 2. Public Facility, (Everything other than R classification)
- **Residential Occupancy Classifications:**

(Use of a building for sleeping purposes when not classified as an institutional Group 1)
- **The following are residential occupancies:**

(See Chicago Plan Review hand book for definitions, page I-57)

 - Congregate living Facilities,
 - Dwelling Unit
 - Household
 - Sleeping unit

DEPARTMENT OF BUILDINGS

59

Accessibility Requirements

HOUSING DESIGN



CITY OF CHICAGO

Chicago Plan Review Hand Book

Residential Occupancy Classifications (Page I-58 to I-62)

- **R-1 Residents are transient, occupying the facilities for 30 days or less**

Hotels for more than 10 transient occupants)
Congregate living facilities (transient) for more than 10 transient occupants
Temporary overnight shelters
- **R-2 Residents are primarily permanent**

Apartment houses, rental, condominiums and cooperative
Congregate living facilities (nontransient) with more than 16 occupants
Townhouses (more than 3 units in one building)
- **R-3 Residential occupancies not classified as R-1, R-2, R-4, R-5**

Bed-and-breakfast establishments
Care facilities that provide accommodations for 5 or fewer individual receiving care
Congregate living facilities (nontransient, such as fraternity house, sorority house, convent or monastery, with 16 or fewer occupants and accommodation for 10 or fewer transient occupants
Hotels with accommodations for 10 or fewer transient occupants
- **R-4 Care facilities for more than 5 but not more than 16 occupants**

Alcohol and drug abuse treatment, assisted living, congregare care facilities, group homes, halfway houses, rehab facilities, res. board and care facilities, social rehab. facilities
- **R-5 Most single family homes, two and three flats where occupants are primarily permanent**

Detached single-family homes, two and three flats, attached single-family homes (up to three)
Associated private garages and accessory structures

DEPARTMENT OF BUILDINGS

60

Accessibility Requirements

HOUSING DESIGN Planned Developments



Planned Developments

(Stays the same)

Residential Planned Developments 1107.8

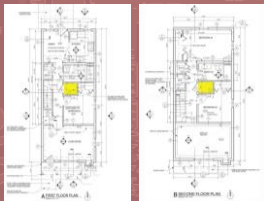
- Privately-financed planned developments having:
 - Attached multi-story single-family units with separate means of egress (formerly called townhouses)
 - Detached single family dwelling units
 - Flats, below 4 or more stories and 10 or more units
 - 4 or more stories and 10 or more units (multi-story housing).

Include in all buildings below 4 or more stories and 10 or more units:

- A minimum of 10% of the total number of units to be Type A
- A minimum of 10% of the total number of units to be visitable

Accessibility Requirements

PLANNED DEVELOPMENTS



Attached multi-story single family units with separate means of egress (Town homes)

(Stays the same)

10% Visitable

10% Type A Design refer to requirements below:

One no-step entry on an accessible route.

- Habitable space on the first floor
- Path of travel 36" minimum width
- Door thresholds and interior doorways 31 3/4" clear door opening
- At least one Type A toilet room within the unit
 - All other toilet rooms to be Type A or B
 - Entrance level bathroom with accessible shower, water closet and lavatory. (Not required to have more than one toilet room within the unit)
- Type A Kitchen design
- All controls to be mounted within reach range
- Elevator/lift shaft space and power junction box
 - Clear floor space for future lift installation
 - Can be a large closet or shaft
 - Straight run 4'-0" wide stairs
 - Single story dwelling unit of equivalent bedrooms and unit size for Type A requirements or ICC A117.1-2009

Accessibility Requirements

PLANNED DEVELOPMENTS



CITY OF CHICAGO

Detached single family dwelling units within a privately funded Planned Development:

(Stays the same)

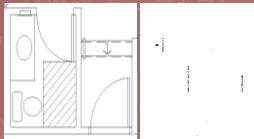
- 20% of units are to be visitable
- Type A unit marketing plan for potential homebuyers, reviewed and approved by MOPD

DEPARTMENT OF BUILDINGS

63

Accessibility Requirements

PLANNED DEVELOPMENTS



CITY OF CHICAGO

Homes With Visitable design

Visitable design requirements ICC-A117.1 – 2009, Ch105

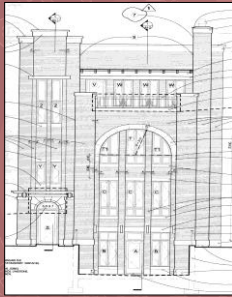
- One no step entrance
- One ground floor usable FHAA bathroom or powder room
- 30" X 48" clear floor space
- Lever operated hardware for doors
- Reinforcing for future installation of grab bars
- Lever-operated faucet handle for lavatory
- 2'-10" minimum wide doors
- One habitable ground floor room, living room or den (Minimum of 70 square feet per current CBC definition of habitable space)
- Food Prep area with sink cooking appliance and refrigerator required to be on accessible level with 40" min. clearances width (If no cooktop or conventional range, then 36" min. clearance)
- Visitability provides a means for a person with a disability to visit the home of a neighbor
- Visitable homes do not have the required infrastructure for easy adaptability to meet future needs

DEPARTMENT OF BUILDINGS

64

Accessibility Requirements

PLANNED DEVELOPMENTS



Residential buildings with less than 4 stories or less than 10 units

(Stays the Same)

- 10% Type A
- 10% Visitable



Residential buildings with 4 or more stories and 10 or more units have their own separate requirements and are not required to provide 10% Type A and 10% visitable.

Accessibility Requirements

Overall Presentation

PUBLIC FACILITY DESIGN
New Construction,
Additions, and
Alterations



Accessibility Requirements

PUBLIC FACILITY DESIGN

New Construction,
Accessibility for existing buildings



CITY OF CHICAGO

Automatic Entry Doors (1105.4)

(Stays the same)

- Governmental Facilities with administrative services available to the general public;
- Museums over 5,000 SF;
- Passenger Terminals;
- High Rise Residential with Accessible units or Type A units;
(At least one door leaf for the exterior doors and at least one door leaf for the interior doors, if entrance is a vestibule.)
- Group E-1 occupancies, (Educational Facilities like schools)
- In public facilities, 60% of all public entrances shall be accessible
(In multistory housing, at least 50% of all public entrances shall be accessible)

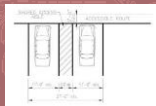
DEPARTMENT OF BUILDINGS

67

Accessibility Requirements

PUBLIC FACILITY DESIGN

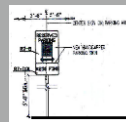
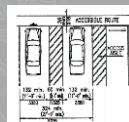
New Construction,
Accessibility for existing buildings



CITY OF CHICAGO

Parking Requirements (1105.4)

- 16'-0" wide space, 11'-0" for the vehicle, 5'-0" wide for the access aisle
- 16'-0" wide space, 8'-0" for the vehicle, 8'-0" wide for the access aisle
- City of Chicago \$250 violation fine, 5'-0" Above the ground to the bottom of the sign
- Can share access aisles
- Diagonal accessible parking space to have access aisle on passenger side
- Accessible parking space located nearest to accessible entrance
- 8 foot space with 5 foot aisle in residential buildings of 19 units or less with Type B units.
- 4" max. protrusion requirement for signs off the post and in path of travel.



DEPARTMENT OF BUILDINGS

68

Accessibility Requirements

PUBLIC FACILITY DESIGN

New Construction, Accessibility for existing buildings



CITY OF CHICAGO

Curb Ramp Requirements

(Truncated domes Recommended but not required within Property)

- Curb ramps to be 2 feet deep X 4 feet wide and include truncated domes
- Square pattern with domes aligned in direction of travel
- Domes to span the entire width of the curb
- Located so that domes are 6 to 8 inches from the front face of the curb line
- Contrasting color to surrounding surface (brick red)
- Minimum width of ramp – 4'-0"
- Slope of ramp 1:12
- Slope of flared slides 1:10
- Provide on civil drawings latest curb cut detail per latest CDOT requirements
- Use Steel truncated domes only

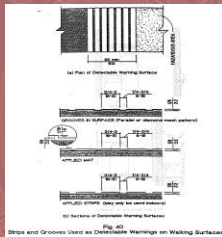
DEPARTMENT OF BUILDINGS

69

Accessibility Requirements

PUBLIC FACILITY DESIGN

New Construction, Accessibility for existing buildings



CITY OF CHICAGO

Open Stairways and Handrail extension

(Now not applicable, for all codes)

- No detectable warning strips at the top landing
- 1'-0" handrail extensions for top and bottom of stairs

Section 400.Illustration B, Figures 41-42

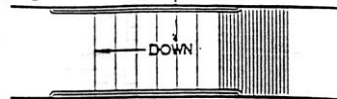


Fig 41
Detectable Warning at Stairs

DEPARTMENT OF BUILDINGS

70

Accessibility Requirements

PUBLIC FACILITY DESIGN

New Construction,
Accessibility for existing buildings

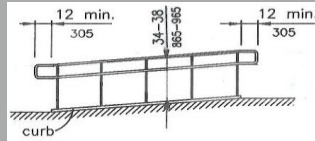
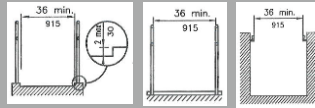
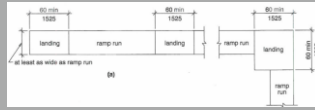
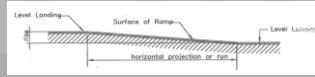


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Ramps

(Stays the same)

- Ramps to be designed to the LEAST possible slope
- ICC A117.1-2009, Chapter 405.
- 60" clear length Landings, and the landing to be as wide as the ramp run leading to the landing
- 36" minimum clear width of ramp run or between handrails
- 34" to 38" from ramp surface to top of handrails
- 4" minimum Edge protection curb
- 1'-0" extension at top and bottom landing handrails



DEPARTMENT OF BUILDINGS

71

Accessibility Requirements

PUBLIC FACILITY DESIGN

New Construction,
Accessibility for existing buildings

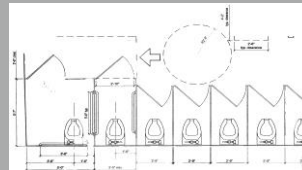
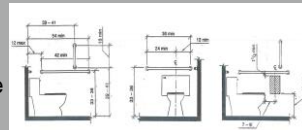


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Restrooms

(Stays the same)

- **Ambulatory Accessible stall 11-1109.2.2**
- required when there are 6 or more regular stalls and urinals
- 5'-0" deep
- 3'-0" wide stall
- Horizontal and vertical grab bars on both sides
- Out swinging 32" clear opening, self closing door
- Eliminated the "Alternate accessible" stall



DEPARTMENT OF BUILDINGS

72

Accessibility Requirements

PUBLIC FACILITY DESIGN

New Construction,
Accessibility for existing buildings



CITY OF CHICAGO

Single User Family or Assisted Use Toilet and Bathing rooms

- New revised Chicago Building Code 18-11-1109.2.1
- When there are 6 or more required aggregate men's and women's toilets in a facility that is assembly or mercantile occupancies

DEPARTMENT OF BUILDINGS

73

Accessibility Requirements

PUBLIC FACILITY DESIGN

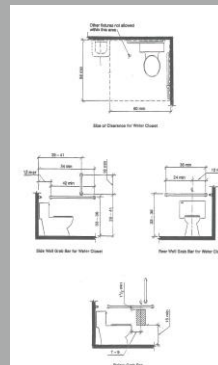
New Construction,
Accessibility for existing buildings



CITY OF CHICAGO

Accessible stalls for single user, family or assisted use toilet rooms

- 5'-0" minimum width by 4'-8" minimum depth clear floor space for the water closet
- 18" minimum vertical grab bar above the 42" horizontal grab bar
- Toilet paper dispenser below the 42" horizontal grab bar



DEPARTMENT OF BUILDINGS

74

Accessibility Requirements

PUBLIC FACILITY DESIGN

New Construction,
Accessibility for existing buildings



CITY OF CHICAGO

Knurled Hardware

(Has been removed from all applicable codes)

- All doors leading into hazardous rooms or spaces to have knurled hardware (identify these doors on the door schedule)



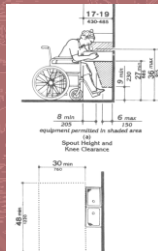
DEPARTMENT OF BUILDINGS

75

Accessibility Requirements

PUBLIC FACILITY DESIGN

New Construction,
Additions and
Alterations



CITY OF CHICAGO

Hi-Lo drinking fountains

(Stays the same) 1109.5.1

- Accessible route
- Forward approach for new or parallel approach for existing being replaced and approved by administrative authority
- Low = 36" AFF maximum to spout
- High = 38" to 43" to spout
- Provide cane detection when protruding from wall, 27" AFF max.
 - Skirt or apron
 - Rod
 - Alcove



DEPARTMENT OF BUILDINGS

76

Accessibility Requirements

PUBLIC FACILITY DESIGN

New Construction, Additions and Alterations



Sales and service counters

(Stays the same)

- Parallel or forward approach counter to provide a 36" minimum wide by 34" maximum high counter



Accessibility Requirements

Accessibility for existing Buildings

Chicago Building Rehab Code
Section 305

Based on the 2018 International Existing Building Code



Accessibility Requirements

Accessibility for Existing Buildings



Eliminated EAC/ERC=% and alteration thresholds

Calculating costs (EAC/ERC=%)

(Per IAC 400.510 and CBC Chapter 18-1117.3)

- How to figure out:
- Estimated Alteration Costs/Estimated Reproduction Costs =%
- Repair costs are not part the alteration costs
- Replacement Costs are part of the Alteration Costs
- Soft costs not included in reproduction cost (See definition in CBC Chapter 18-11)
- ERC to be determined by using "Authoritative Technical Organization"

Thresholds

- EAC/ERC = 15% or less
- EAC/ERC = Less than \$100,000 and more than 15%
- EAC/ERC = Over \$100,000 and more than 15%
- EAC/ERC = Over 50%
- State-Owned Facility requirements

Accessibility Requirements

Accessibility for Existing Buildings



How to review existing building being altered

- Accessibility for existing buildings are reviewed based on **Section 305 of the Chicago Building Rehabilitation Code**
- Take into account **Alterations affecting an area containing a primary function:**

Please provide the following notes on all the permit set drawings:

- Project has a fully accessible main entry at ground level.
- Project has a fully accessible route from the main entry to the elevator lobby area.
- Project has a fully accessible elevator leading up to the floor/s being altered.
- Project has fully accessible men's and women's toilet room on the floor/s being altered.
- Project has accessible hi-lo drinking fountain on the floor/s being altered.
- Project has accessible public telephones
- Project has accessible parking spaces
- Project has accessible route from access aisle/s to accessible entry.
- Designer is responsible in prioritizing the above list of requirements.

Accessibility Requirements

Accessibility for Existing Buildings



CITY OF CHICAGO

Accessibility for existing Buildings

Chicago Building Rehab Code

Accessibility for existing Buildings (Sec. 305.1 – 305.9)

Sec. 305.1 through 305.9 applies to

- Scope 305.1
- Maintenance of facilities 305.2
- Repairs 305.2.1
- Extent of application 305.3
- Change of Occupancy 305.4
- Additions 305.5
- Alterations 305.6
- Alterations affecting an area containing a primary function 305.7
- Scoping for alterations 305.8
- Historic Buildings 305.9

DEPARTMENT OF BUILDINGS

81

Accessibility Requirements

Accessibility for Existing Buildings



CITY OF CHICAGO

Scope, Maintenance and Repairs

(305.1 through 305.2.1)

• **Scope 305.1**

The provisions of Sec. 305.1 through 305.9 apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as Historic buildings.

Exception:

1. Group R-5 occupancies That are not undergoing a change of occupancy
2. Occupancies that are undergoing a change of occupancy in group R-5

• **Maintenance 305.2**

A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy

• **Repairs 305.2.1**

Repair of an existing facility shall not decrease the level of accessibility that existed before the repair was undertaken.

DEPARTMENT OF BUILDINGS

82

Accessibility Requirements

Accessibility for Existing Buildings



CITY OF CHICAGO

Scope, Maintenance and Repairs

(Continued)

- **Extent of application 305.3**

Alterations to existing facilities shall not impose a requirement for greater accessibility than that which would be required for new construction.

Alterations shall not reduce or have the effect of reducing accessibility of a facility or portion of a facility.

Exception:

Alterations to individually-owned accessible units or Type A units within Group R-2 occupancy shall be allowed to meet the requirements for Type B.

DEPARTMENT OF BUILDINGS

83

Accessibility Requirements

Accessibility for Existing Buildings



CITY OF CHICAGO

Change of Occupancy 305.4

- **Change of Occupancy**

Must comply with 305.4

Exception:

Type B units required by 1107 of the CBC are not required to be provided in existing buildings and facilities built for first occupancy before March 14, 1991, undergoing a change of occupancy.

DEPARTMENT OF BUILDINGS

84

Accessibility Requirements

Accessibility for Existing Buildings



DEPARTMENT OF BUILDINGS

Partial Change of Occupancy 305.4.1

- **Partial change of occupancy 305.4.1**
Where a portion of the building is changed to a new occupancy classification, any alterations shall comply with **Sec. 305.6 and 305.7 and 305.8.**
- **Alterations 305.6**
A facility that is altered shall comply with the applicable provisions of Chapter 11 of the CBC 14B unless technically infeasible. Where compliance with this code is technically infeasible. The alterations shall provide access to the maximum extent feasible.
Exceptions:
 1. The altered elements or space is not required to be on an accessible route, unless required by Sec. 305.7.
 2. Accessibility means of egress required by Chapter 10 of the CBC 14B are not required to be provided in existing buildings.
 3. Accessible units are not required to be provided in Group R-2, R3 and R4, occupancies by Sec. 1107 of the CBC Code are not required to be provided in existing Buildings and facilities undergoing alterations where there is no change of occupancy.
 4. Type B units required by Sec. 1107 of the CBC code are not required to be provided in existing Buildings and facilities built for first occupancy before march 14, 199, undergoing alterations or change of occupancy.
 5. Type C units shall not be required in existing buildings and facilities undergoing alterations or change of use.

Accessibility Requirements

Accessibility for Existing Buildings



DEPARTMENT OF BUILDINGS

Partial Change of Occupancy 305.7

(Continued)

- **Alterations affecting an area containing a primary function 305.7**
Where an alteration affects the accessibility to or contains an area of primary function, the route to the primary function 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 cost of providing the accessible route shall not exceed 20% of the costs of the alterations affecting the area of primary function.
 2. This provision does not apply to alteration limited solely to windows, hardware, operating controls electrical outlets and signs.
 3. This provision does not apply to alteration limited solely to mechanical systems, electrical systems, installation or alteration of a fire protection systems and abatement of hazardous materials.
 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 units

Accessibility Requirements

Accessibility for Existing Buildings



Partial Change of Occupancy 305.4.1

Continued

- **Scoping for alterations 305.8**
 - Entrances 305.8.1
 - Elevators 305.8.2**
 - Platform lifts 305.8.3**
 - Stairway and escalators 305.8.4
 - Ramps 305.8.5
 - Accessible dwelling units or sleeping units 305.8.6
 - Type A dwelling units or sleeping units 305.8.7
 - Type B dwelling units or sleeping units 305.8.8
 - Jury boxes and witness stands 305.8.9
 - Toilet rooms 305.8.10
 - Additional Toilet rooms 305.8.11
 - Dressing, fitting and locker rooms 305.8.12
 - Fuel dispensers 305.8.13
 - Thresholds 305.8.14
 - Amusement rides 305.8.15
 - Parking areas 305.8.16
 - Group I-3 305.8.17

Accessibility Requirements

Accessibility for Existing Buildings



Complete Change of Occupancy 305.4.2

- **Complete change of occupancy**

Where an entire building undergoes a change of occupancy, it shall comply with Sec. 305.4.1 and shall have all of the following accessibility features.

1. Accessible entrance
2. Route from an accessible entrance to primary function areas
3. Signage
4. Accessible parking, if provided
5. Accessible loading zone if provided
6. Accessible route from parking space and loading zone to accessible entry

Where technically infeasible to meet Items 1 through 6 requirements above then, conform 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.

Accessibility Requirements

Accessibility for Existing Buildings



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Change of Occupancy to Residential Occupancy 305.4.3

- Unless Technically infeasible, provisions for new construction shall apply to portions of the existing buildings that are altered concurrently with a change of occupancy to a Group R-4 occupancy or a Group R-1 or R-2 occupancy containing more than 20 dwelling units or sleeping units.

DEPARTMENT OF BUILDINGS

89

Accessibility Requirements

Accessibility for Existing Buildings



CITY OF CHICAGO

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 requirements in Sec. 305.7.
- Additions to an existing building shall provide entry from the existing building at all common levels without necessitating leaving and re-entering the building from the outside.
- **Toilet and bathing facilities 305.5.1**
If there are no toilet rooms, bathing facilities or shower rooms in the addition and these facilities are provided in the existing building, then at least one toilet room for each sex, or one unisex toilet room or bathing facility, shall be accessible.

DEPARTMENT OF BUILDINGS

90

Accessibility Requirements

Accessibility for Existing Buildings



CITY OF CHICAGO

Alterations 305.6

- A facility that is altered shall comply with the applicable provisions of Chapter 11 of the CBC 14B unless technically infeasible.
- Where compliance with this code is technically infeasible. The alterations shall provide access to the maximum extent feasible.

Exceptions:

1. The altered elements or space is not required to be on an accessible route, unless required by Sec. 305.7.
2. Accessibility means of egress required by Chapter 10 of the CBC 14B are not required to be provided in existing buildings.
3. Accessible units are not required to be provided in Group R-2, R3 and R4, occupancies by Sec. 1107 of the CBC Code are not required to be provided in existing Buildings and facilities undergoing alterations where there is no change of occupancy.
4. Type B units required by Sec. 1107 of the CBC code are not required to be provided in existing Buildings and facilities built for first occupancy before March 14, 199, undergoing alterations or change of occupancy.
5. Type C units shall not be required in existing buildings and facilities undergoing alterations or change of use.

DEPARTMENT OF BUILDINGS

91

Accessibility Requirements

Differences and Similarities Between CBC codes



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Existing residential, privately owned and alterations are privately funded

(Stays the same)

- Provide note on the following Drawings:
“This is an existing residential project that is privately owned and alterations are privately funded. Therefore, not required to comply with any accessibility regulations. Any accessibility requirements provided are on a voluntary basis”.
- See the Chicago Building Rehabilitation Code Sec. 305.6 Exception 3.

DEPARTMENT OF BUILDINGS

92

Accessibility Requirements

ALTERATIONS

New Construction,
Additions and
Alterations



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What is Primary Function

- A major activity for which the facility is intended
- Can be multiple areas
- Not limited to public use
- Can exclude areas such as:
 - Mechanical rooms or boiler rooms
 - Supply storage
 - Employee lounge or locker room
 - Janitor's closet
 - Entrances
 - Corridors
 - Restrooms (except where primary purpose – Highway rest stops)

DEPARTMENT OF BUILDINGS

93

Accessibility Requirements

ALTERATIONS



CITY OF CHICAGO

Alteration Definitions

CBC 14B-11

Alteration. Any modification or renovation that affects or could affect the usability of the building or facility or part of the building or facility. Alteration includes, but is not limited to, remodeling, renovation, rehabilitation, reconstruction, historic preservation, historic reconstruction, historic rehabilitation, historic restoration, changes to or rearrangement of the structural parts or elements, changes to or replacement of plumbing fixtures or controls, changes to or rearrangement in the plan configuration of walls and full-height partitions, resurfacing of circulation paths or vehicular ways, and changes or improvements to parking lots (as required in 202.3.3). The following work is not considered to be an alteration unless it affects the usability of the building or facility: normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems.

2018 IAC

Alteration. Any modification or renovation that affects or could affect the usability of the building or facility or part of the building or facility. Alteration includes, but is not limited to, remodeling, renovation, rehabilitation, reconstruction, historic preservation, historic reconstruction, historic rehabilitation, historic restoration, changes to or rearrangement of the structural parts or elements, changes to or replacement of plumbing fixtures or controls, changes to or rearrangement in the plan configuration of walls and full-height partitions, resurfacing of circulation paths or vehicular ways, and changes or improvements to parking lots (as required in 202.3.3). The following work is not considered to be an alteration unless it affects the usability of the building or facility: normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems.

2010 ADA

Alteration. A change to a building or facility that affects or could affect the usability of the building or facility or portion thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

UFAS


ALTERATION. As applied to a building or structure, means a change or rearrangement in the structural parts or elements, or in the means of egress or in moving from one location or position to another. It does not include normal maintenance, repair, reroofing, interior decoration, or changes to mechanical and electrical systems.


FHAA

(N/A)

DEPARTMENT OF BUILDINGS

94

<p>Accessibility Requirements</p> <p>ALTERATIONS</p> 	<p><u>Repair Definitions</u></p> <p>CBC 14B-11 Reconstruction, replacement or renewal of any part of an existing building for the purpose of maintenance or to correct damage.</p> <p>2018 IAC (Not in the definition section)</p> <p>2010 ADA (Not in the definition section)</p> <p>UFAS (Not in the definition section)</p> <p>FHAA (N/A)</p>
<p>CITY OF CHICAGO DEPARTMENT OF BUILDINGS 95</p>	

<p>Accessibility Requirements</p> <p>ALTERATIONS</p> 	<p><u>Technically Infeasible</u> (CBC 14B, 2018 IAC, 2010 ADA)</p> <p>*An alteration of building or 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 in full and strict compliance with the minimum requirements for new construction and necessary to provide accessibility.*</p> <ul style="list-style-type: none"> • Conflicts with applicable building codes • Meeting slope requirements on developed site located on steep terrain where necessary regrading and other design solutions are not feasible • Removing essential load bearing walls and other essential components of the structural frame. This includes structural reinforcement of the floor slab. <p><u>Structurally Impracticable</u> (2010 IAC) Those rare circumstances when the unique characteristics of terrain prevent the incorporation of accessibility features in new construction. (see 203.15)</p> <p><u>UFAS</u></p> <p>STRUCTURAL IMPRACTICABILITY. Changes having little likelihood of being accomplished without removing or altering a load-bearing structural member and/or incurring an increased cost of 50 percent or more of the value of the element of the building or facility involved.</p> <p><u>CBC Waiver or relief (DOB)</u></p> <p>Board of Appeals Standards and Test Alternative Code Approval Relief (ACAR)</p>
<p>CITY OF CHICAGO DEPARTMENT OF BUILDINGS 96</p>	

Accessibility Requirements

Historic Buildings and Historic Interpreted Buildings



Historic Buildings 305.9

- (Not in CBC 14B-11 but in 2010 ADA)
- Applies to facilities designated as historic buildings 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 Illinois Historic Preservation Agency in accordance with Sec. 202.5.1 of the Illinois Accessibility Code, the alternative requirements of Sec. 202.5 of the Illinois Accessibility Code for that element shall be permitted.

Accessibility Requirements

SUMMARY



Projects Requiring a Preliminary Review with MOPD:

- Planned Development Projects
- Lake Front Protection Projects
- Industrial Corridor and Industrial Growth Zone Projects
- All government funded projects, especially Affordable Housing
- Landmark Status projects that affect the "Historical significance of the building"
- Large and/or complicated projects with significant estimated construction costs
- MOPD preliminary accessibility review meetings in Room 104 City Hall, Wed. and Fri.
 - \$150.00 for initial meeting per project
 - \$100.00 for any subsequent meetings
- For questions call:
 - 312-744-4441 on Wed & Fri (After 2:00 PM)
 - 312-744-7902 all days (after 3:30PM)

Accessibility Requirements

SUMMARY

- Acquire all the resources mentioned to ensure compliance;
- Know which and how the regulations apply to your project;
- Keep abreast of upcoming changes with amendments to CBC Chapter 14B-11



Accessibility Requirements

SUMMARY



Accessibility Contacts

- **Christopher Zafiris**, 312-744-4441 or 312-744-7902
Architect IV, Mayor's Office for People with disabilities
- **Felipe Torres**, 312-744-2443
Architect IV, Chicago Dept. of Buildings
- **Felisha Burton**, 217-782-8530
2018 IAC Accessibility Specialist, State of Illinois
- **Peter Berg**, 1-800-942-8432
2010 ADA Technical Assistance coordinator,
Great Lakes center in Chicago
- **Joseph Perez**, 1-312-913-8434
Chicago Branch Chief,
HUD, Program and Compliance Branch
- Access Board, 1800-872-2253
- ICC and A117.1-200, 1-888-422-7233



**Accessibility
Requirements**

CONCLUSION



QUESTIONS & ANSWERS



CITY OF CHICAGO

DEPARTMENT OF BUILDINGS

101