

# Pikes Peak REGIONAL Building Department

## INTERPRETATION:

Effective: 11/15/23

## **ACCESSIBILITY REQUIREMENTS APPLICABLE TO CRS TITLE 9 TYPE B VISITABLE GROUND FLOOR UNITS**

### **RBC Section 303.4.29, Compliance with Colorado Revised Statute (CRS) 9-5-105**

#### **INTERPRETATION:**

In order to achieve 1 Accessibility Point per unit, CRS 9-5-105 specifically requires the use of Type B unit requirements for the accessible entrance and toilet facility as regulated by ICC A117.1-2017, Section 1104, for Type B units. This definition is specified in CRS 9-5-101.

- Primary entrance must be on an accessible route from the *public way* or *common areas*. This does not allow the use of the garage, accessed by the overhead door, as the primary entrance.
- Primary entrance must meet all clearance requirements specified in ICC A117.1-2017, Section 1104.5.1 and Section 404.
- Toilet room must comply with ICC A117.1-2017, Section 1104.11.3 for *either* Option A or Option B. The option chosen must be stated on the plans, and only 1 toilet facility is required on the accessible route from the accessible primary entrance.
- Toilet/bathing rooms containing more than a single toilet and a lavatory are only required to comply with the toilet and lavatory requirements for one fixture each. No other fixtures are required to comply.

The use of 2017 ICC A117.1, Section 1105, for Type C (Visitable) units is not allowed.

#### **COMMENTARY:**

Colorado State Statute Title 9, Article 5, was designed to make multi-family developments, more specifically residential based multi-family developments such as town homes, more accessible to users and their guests. When the statute was originally passed, it referenced the 1998 ICC/ANSI A117.1, and the relevant sections pertaining to that version of the standard. When the Statute was updated to reference a newer version of the standard, and the language “or any successor section within ICC/ANSI A117.1” was added, it attempted to cover future versions of the standard and section changes within those future versions. What it did not allow for was the introduction of new unit types, such as the Type C (visitable) unit. This creates some confusion since the word “visitable” is utilized by both the standard and the Statute, but in relationship to different things. The Statute clearly indicates the use of Type B units, and will be enforced as Type B units, until such time the Statute is revised to allow the use of Type C units along with specifications on when they can be used and how they are to be counted.