

ACCESSIBILITY STANDARDS (R322.4)

These regulations apply to new one- and two-family dwellings and is not required for new townhouses, split level homes, accessory apartments or existing structures for repairs, alterations, change of occupancy or additions. The minimum requirements shall be as follows:

1. **Step-less Entrance.** At least one building entrance shall be designed on an accessible route with potential to be served by a ramp in accordance with section R318.8 or a no-step entrance. The accessible route shall extend from a vehicle drop-off, or parking to a building entrance. The entry door shall have a minimum net clear opening of 32 inches.
2. **Interior Doors.** At least one bedroom and one bathroom (if either are provided) and all other passage doorway header widths, on the level served by the designed step-less entrance, shall be framed to accommodate a minimum 38-inch clear rough opening. The framing for the doorway opening may be reduced to accommodate any door size.
Exception: Doors serving closets 24 inches or less in depth need not be framed to 38- inch clear opening width.
3. **Sanitation facilities.** There shall be at least one bathroom containing a toilet and sink on the level of the dwelling to be accessed by the designed step-less entrance. The room shall have a minimum 30 inches by 48 inches clear floor space at the toilet and sink. The clear floor space can be shared by both fixtures. The plans shall show that a bathtub, shower, or combination tub/shower can be provided within the room or an adjoining room without removing part of the concrete floor to provide necessary plumbing to the future plumbing fixture(s).
4. **Wall Reinforcement.** A bathroom shall be provided with wood blocking installed within the wall framing to support future grab bars as needed. The blocking, when measured to the center, shall be located between 33 inches and 36 inches above the finished floor. The blocking shall be located in all walls adjacent to and behind a toilet.
Exception: Backing is not required behind pre-manufactured showers and tubs.
5. **Decks.** All exterior deck and patio surfaces adjacent to the level served by the designed step-less entrance shall be built within 4 inches of the dwelling's finish floor level.
Exception: Patios at grade level are exempt from this requirement.
6. **Switch and Outlet Requirements.** All wall switches controlling light fixtures and fans, all temperature control devices, and all receptacles shall be located in an area between 15 inches and 48 inches above the finished floor. The height will be determined by measuring from the finished floor to the center of the device. When the control or receptacle placement is prohibited by the height of the window or design feature, alternative locations may be approved by the building official.
7. **Electrical panel requirements.** Electrical panels on the level of the dwelling to be accessed by the designed step-less entrance shall be located so that the individual circuit breakers are located between 15 inches and 54 inches above the finished floor.