

**ADA ACCESSIBILITY REVIEW BOARD
MINUTES
October 27, 2015
Commission Room, 1st Floor City Hall
10:15 A.M.**

Disclaimer: The ADA Accessibility Review Board is a citizen board volunteering their time to give necessary feedback on projects of the City which may have an impact on Title II of The American's with Disabilities Act. The intent of the review is not to evaluate complete compliance with an accessibility standard, but to ensure overall programmatic accessibility. The Board is not presented all the information and is not given sufficient time for a thorough review. The Board's review is merely cursory and should only be considered a recommendation of the Board. The Board recommendation should not be considered a certification that the project meets ADA standards. The Board only reviews the project based on The American's with Disabilities Act Accessibility Guidelines and other U.S. Access Board guidance and does not address any local codes, such as any building codes or fire and safety codes. Any conflicts in local codes should be addressed by the appropriate parties.

CALL TO ORDER

Chairperson Kritzmire called the meeting to order at 10:17 a.m.

Board members present: Eric Kritzmire, Paul Korn, Patti Monson, Helen Hartmann, Troy Osterloo, Roseann Burkett

Board member(s) absent: Matt Pruner

Staff present: Colleen Moran, Human Relations Manager/ADA Coordinator; Tina Lemieux, Human Relations Technician

Guests present: Ron Bell, City of Sioux Falls – Building Services

APPROVAL OF MINUTES

Osterloo moved to approve the minutes from the August 25, 2015, meeting; Hartmann seconded. Motion passed by unanimous vote.

UNFINISHED BUSINESS

There was no unfinished business to discuss.

NEW BUSINESS

- a) Bell presented on the 2015 I-Codes
 - a. Bell's office, Building Services, oversees permit issues and code compliance for building, plumbing, mechanical, electrical, and property maintenance. Building Services is seeking to adopt the updated international building codes.

Chair: Eric Kritzmire | **Vice Chair:** Roseann Burkett

- b. The building codes get updated every three years. If a person wishes to introduce a code change proposal, the proposal is seen by a committee who then makes recommendations to accept, deny, or modify the change.
- c. Bell presented changes to the International Building Codes. Bell discussed the Accessibility Provisions 2015 ICC. Accessibility Chapter 11 is intended to address the accessibility and usability of buildings and their elements to persons having physical disabilities. The provisions within the chapter are generally considered as scoping requirements that state what and where accessibility is required or how many accessible features or elements must be provided. The technical requirements, addressing how accessibility is to be accomplished, are found in ICC A117.1, as referenced by Chapter 11. The concept of the code is to initially mandate that all buildings and building elements be accessible and then to reduce the required accessibility where logical and reasonable.
 - a. 1104.4 Multistory Buildings and Facilities - At least one accessible route shall connect each accessible story, and mezzanines in multilevel buildings and facilities. An exception includes: an accessible route from an accessible level is not required in facilities that are less than three stories in height or have less than 3000 square feet (279 m²) per story:
 - a. 1.1. Multiple tenant facilities of Group M occupancies containing five or more tenant spaces used for the sales or rental of goods and where at least one such tenant space is located on a floor level above or below the *accessible* levels.
 - b. 1107.3 And 1107.4 Accessible Space and Routes - The provisions for connecting all spaces within a building have been modified to clearly identify the distinction for those with a change of elevation between stories or mezzanines.
 - I. 11.073 Rooms and spaces available to the general public or available for use by residents and serving Accessible units, Type A units or Type B units shall be accessible. Accessible spaces shall include toilet and bathing rooms, kitchen, living and dining areas and any exterior spaces, including patios, terraces and balconies.
 - II. Exceptions: 1. Stories and mezzanines exempted by Section 1107.4.
 - 2. 1. Recreational facilities in accordance with Section 1109.15 1110.2.
 - 2. In Group I-2 facilities, doors to sleeping units shall be exempted from the requirements for maneuvering clearance at the room side provided the door is a minimum of 44 inches (1118 mm) in width. (*Relocated to Section 1107.5.3.1.*)
 - 3. Exterior decks, patios or balconies that are part of Type B units and have impervious surfaces, and that are not more

than 4 inches (102 mm) below the finished floor level of the adjacent interior space of the unit.

- b. 1107.4 Accessible Route - At least one accessible route shall connect accessible building or facility entrances with the primary entrance of each Accessible unit, Type A unit and Type B unit within the building or facility and with those exterior and interior spaces and facilities that serve the units.
 - I. If due to circumstances outside the control of the owner, either the slope of the finished ground level between accessible facilities and buildings exceeds one unit vertical in 12 units horizontal (1:12), or where physical barriers or legal restrictions prevent the installation of an accessible route, a vehicular route with parking that complies with Section 1106 at each public or common use facility or building is permitted in place of the accessible route.
- c. 1107.5.1.1 & 1107.6.4.1 Accessible Units in Assisted Living Facilities
 - a. In Group I-1 Condition 1, at least 4 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.
 - b. In Group I-1 Condition 2, at least 10 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units.
- d. 1107.6.1.1 Group R – Accessible Units
 - a. Accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1. Where buildings contain more than 50 dwelling units or sleeping units, the number of Accessible units shall be determined per building. Where buildings contain 50 or fewer dwelling units or sleeping units, all dwelling units and sleeping units on a site shall be considered to determine the total number of Accessible units. Accessible units shall be dispersed among the various classes of units.
- e. 1109.2 Accessible Water Closet Compartments - Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections 1109.2.2 and 1109.2.3, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.
 - a. Exception 1 – In Toilet rooms or bathing rooms accessed only through a private office, not for common or public use and intended for use by a single occupant, any of the following alternatives are allowed: shall be permitted to comply with the specific exceptions in ICC A117.1.
 - b. Toilet rooms or bathing rooms designed for bariatric patients are not required to comply with the toilet room and bathing room

requirement in ICC A117.1. The sleeping units served by bariatric toilet or bathing rooms shall not count toward the required number of Accessible sleeping units.

- f. 1109.2.3 Accessible Lavatories – Where lavatories are provided, at least 5 percent, but not less than one, shall be accessible. Where an accessible lavatory is located within the accessible water closet compartment at least one additional accessible lavatory shall be provided in the multi-compartment toilet room outside the water closet compartment. Where the total lavatories provided in a toilet room or bathing facility is six or more, at least one lavatory with enhanced reach ranges shall be provided.
- g. Section 1110 Recreational Facilities - More detailed scoping requirements for recreational facilities have been included within the new Section 1110 to coordinate with the ADA and provide the scoping for technical requirements found within Chapter 11 of the A117.1 standard.
- h. 1106.8 Signage - Accessible parking spaces and access aisles are required to be identified by signs. Signs shall be located at the head of accessible parking stalls and access aisles. The bottom of the lowest signs shall be located at least 60 inches above the pavement.
- i. 1107.6.2.2.1 Type A units - In Group R-2 occupancies containing more than 20 dwelling units or sleeping units, at least 2 percent but not less than one of the units shall be a Type A unit. All Group R-2 units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units. Bedrooms in monasteries and convents shall be counted as sleeping units for the purpose of determining the number of units. Where the sleeping units are grouped into suites, only one sleeping unit in each suite shall count towards the number of required Type A units.

Osterloo moved to recommend Bell bring the new codes in front of the City Council; Monson seconded. Motion passed by unanimous vote.

PUBLIC COMMENT

No public present.

ADJOURNMENT

Having no further business, Osterloo moved to adjourn; Hartmann seconded. The meeting was adjourned at 10:58 a.m. The next meeting is scheduled for November 24, 2015.

Chair: Eric Kritzmire | **Vice Chair:** Roseann Burkett