

**Accessibility for Existing Buildings- 2012 International Building Code,
2012 International Existing Building Code and ICC/ANSI A117.1**

These provisions apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

Exception: Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in existing buildings or facilities.

A building, facility, or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

An alteration of an existing element, space, or area of a building or facility 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 building, portion of a building or facility.

Change of Occupancy

Existing buildings or portions thereof that undergo a change of group or occupancy shall have all of the following accessible features:

- At least on accessible building entrance.
- At least one accessible route from an accessible building entrance to primary function areas.
- Signage complying with Section 1110 of the International Building Code.
- Accessible parking, where parking is being provided.
- At least one accessible passenger loading zone, where loading zones are provided.
- At least on accessible route connection accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent that is technically feasible.

Additions and Alterations

Note: Provisions for new construction shall apply to additions.

A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code and ICC A117.1, unless it is technically infeasible. Where compliance is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible.

Exceptions:

1. *Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in existing buildings and facilities.*
2. *The alterations to Type A individually owned dwelling units within a group R-2 occupancy shall meet the provision for a Type B dwelling unit and shall comply with the applicable provisions of Chapter 11 of the International Building Code and ICC/ANSI A117.1.*

Where an alteration affects the accessibility to a, or contains an area of, primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities or drinking fountains serving the area of primary function.

Exceptions:

1. *The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.*
2. *This provision does not apply to alterations 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 of 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 an existing building, facility, or element.*

Entrances

- Accessible entrances shall be provided in accordance with Section 1105 of the International Building Code.
Exception: Where an alteration includes alterations to an entrance, and the building or facility has an accessible entrance, the altered entrance is not required to be accessible, unless it serves an area of primary function.
- The maximum height of Thresholds at doorways shall be ¾ inch. Such thresholds shall have beveled edges on each side.

Elevators/Lifts

- Altered elements of existing elevators shall comply with ASME A17.1 and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.
- Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.

Stairs and Escalators

- In alterations where an escalator or stair is added where none existed previously, an accessible route shall be provided in accordance with Sections 1104.4 and 1104.5 of the International Building Code.

Ramps

- Where steeper slopes than allowed by Section 1010.2 of the international Building Code are necessitated by space limitations, the slope of ramps in or providing access to existing buildings or facilities shall comply with the Table 308.8.5.

Table 308.8.5 - Ramps

Slope	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper then 1:10	6 inches

Dwelling or Sleeping Units

Where Group I-1, I-2, I-3, R-1, R-2, or R-4 dwelling or sleeping units are being altered or added, the requirements of Section 1107 of the International Building Code for Accessible Type A units and Chapter 9 of the International Building Code for accessible alarms apply only to the quantity of spaces being altered or added.

Toilet Rooms

Where it is technically infeasible to alter existing toilet and bathing facilities to be accessible, an accessible unisex facility shall be located on the same floor and in the same area as the existing facilities.

Historic Buildings

These provisions shall apply to buildings and facilities designated as historic structures that undergo alterations or a change of occupancy, unless technically infeasible. Where compliance with the requirements with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the authority having jurisdiction, the following alternative requirements for that element shall be permitted.

- At least one accessible route from a site arrival point to an accessible entrance shall be provided.
- An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.
- At least one main entrance shall be accessible.

Exceptions:

1. If a main entrance cannot be made accessible, an accessible nonpublic entrance that is unlocked while the building is occupied shall be provided; or
2. If a main entrance cannot be made accessible, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Note: Signs complying with Section 1110 of the International Building Code shall be provided.

- Where toilet rooms are provided, at least one accessible toilet room complying with Section 1109.2.1 (unisex toilet and bathing rooms) of the international Building Code shall be provided.