

Chapter 10. Dwelling Units

1001 General

1001.1 Scoping. Dwelling units required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of this chapter.

1002 Type A Dwelling Units

1002.1 General. Type A dwelling units shall comply with Section 1002.

1002.2 Primary Entrance. The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.

1002.3 Accessible Route. Accessible routes within Type A dwelling units shall comply with Sections 1002.3.1 through 1002.3.3.

EXCEPTIONS:

1. Exterior spaces less than 30 inches (760 mm) in depth or width shall comply with Sections 1002.3.1, 1002.3.3, 302, and 303.
2. Attics and unfinished basements.

1002.3.1 Location. At least one accessible route shall connect all spaces and elements which are a part of the dwelling unit. Where only one accessible route is provided, it shall not pass through restrooms, closets, or similar spaces.

1002.3.2 Wheelchair Turning Space. All spaces shall provide a wheelchair turning space complying with Section 304.

1002.3.3 Components. Accessible routes shall consist of one or more of the following elements: floor or ground surfaces with a slope not steeper than 1:20, ramps, elevators, and wheelchair (platform) lifts.

1002.4 Walking Surfaces. Walking surfaces that are part of an accessible route shall comply with Section 403.

1002.5 Doors and Doorways. The primary entrance door to the dwelling unit, and all other doorways intended for user passage, shall comply with Section 404.

EXCEPTION: Thresholds at exterior sliding doors shall be permitted to be $\frac{3}{4}$ inch (19 mm) high maximum provided they are beveled with a slope not greater than 1:2.

1002.6 Ramps. Ramps shall comply with Section 405.

1002.7 Private Residence Elevators. Elevators shall comply with Sections 1002.7.1 through 1002.7.8.

EXCEPTION: Elevators complying with Section 407.

1002.7.1 Automatic Operation. Elevator operation shall be automatic. Each car shall automatically stop at a floor landing within a tolerance of $\frac{1}{2}$ inch (13 mm) under rated loading to zero loading conditions.

1002.7.2 Call Buttons. Call buttons at elevator landings shall comply with Section 309.3. Call buttons shall be $\frac{3}{4}$ inch (19 mm) minimum in their smallest dimension.

1002.7.3 Doors and Gates. Elevator car and hoistway doors and gates shall comply with Section 404, except that the maneuvering clearances required by Section 404.2.4.1 for approaches to the push side of swinging doors shall not apply. Elevator car doors and gates shall be power operated. For elevators with a car that has more than one opening, the hoistway doors and gates shall be permitted to be of the manual-open, self-close type. Elevators with a single opening car shall have low-energy power-operated hoistway doors and gates. Power operated doors and gates shall comply with ANSI/BHMA A156.19 and shall remain open for 20 seconds minimum when activated.

1002.7.4 Inside Dimensions of Elevator Cars. Elevator cars shall provide a clear floor space of 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. Car gates or doors shall be positioned at the narrow end of the clear floor space. The clearance between the car platform sill and the edge of any hoistway landing shall be $1\frac{1}{4}$ inches (32 mm) maximum.

1002.7.5 Floor Surfaces. Floor surfaces in elevator cars shall comply with Sections 302 and 303.

1002.7.6 Illumination Levels. The level of illumination at the car controls, platform, and car threshold and landing sill shall be 5 footcandles (54 lux) minimum.

1002.7.7 Car Controls. Elevator car controls shall comply with Sections 1002.7.7.1 through 1002.7.7.3.

1002.7.7.1 Buttons. Control buttons shall be $\frac{3}{4}$ inch (19 mm) minimum in their smallest dimension. Control buttons shall be raised or flush.

1002.7.7.2 Height. Buttons with floor designations shall comply with Section 309.3.

1002.7.7.3 Location. Controls shall be on a side wall, 12 inches (305 mm) minimum from any adjacent wall.

1002.7.8 Emergency Communications. A telephone and emergency signal device shall be provided in the car and shall comply with ASME/ANSI A17.1, Rule 509. The telephone and emergency signaling device shall comply with Section 309.3. If the device is in a closed compartment, the compartment door hardware shall comply with Section 309. The telephone cord shall be 29 inches (735 mm) long minimum.

1002.8 Wheelchair Lifts. Wheelchair (platform) lifts shall comply with ASME/ANSI A17.1 and with Sections 302, 305, and 309.

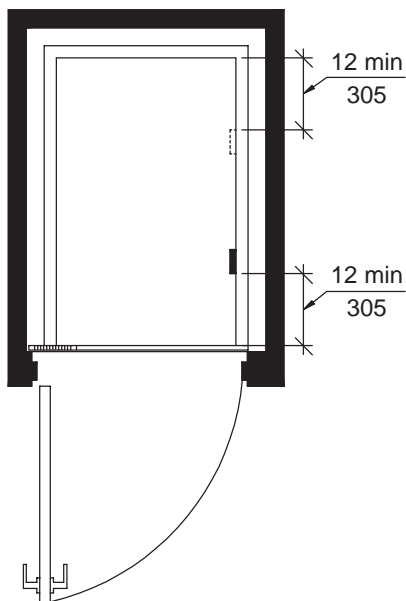


Fig. 1002.7.7.3
Location of Controls in Private Residence Elevators

1002.9 Operable Parts. Lighting controls, electrical switches and receptacles, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems shall comply with Section 309.

EXCEPTIONS:

1. Electrical receptacles serving a dedicated use.
2. A single outlet where all of the following conditions are met:
 - (a) the outlet is above a length of countertop that is uninterrupted by a sink or appliance; and
 - (b) at least one receptacle complying with Section 1002.9 is provided for that length of countertop; and
 - (c) all other receptacles provided for that length of countertop comply with Section 1002.9.
3. Floor electrical receptacles.
4. HVAC diffusers.
5. Controls mounted on range hoods if accessible redundant controls are provided.
6. Controls mounted on ceiling fans.

1002.10 Laundry Equipment. Washing machines and clothes dryers shall comply with Sections 1002.10.1 and 1002.10.2.

1002.10.1 Clear Floor or Ground Space. A clear floor space positioned for parallel approach shall be provided and shall be centered on the appliance.

1002.10.2 Operable Parts. All controls and operating mechanisms, including doors, lint screens, detergent and bleach compartments, shall comply with Section 309.

1002.11 Toilet and Bathing Facilities. All toilet and bathing facilities shall comply with Sections 1002.11.1 through 1002.11.7.

1002.11.1 Doors. Doors shall not swing into the clear floor or ground space or clearance for any fixture.

EXCEPTION: Where a clear floor or ground space complying with Section 305.3 is provided within the room, beyond the arc of the door swing.

1002.11.2 Overlap. Clear floor or ground spaces, clearances, and wheelchair turning spaces are permitted to overlap.

1002.11.3 Lavatory. Lavatories shall comply with Section 606.

EXCEPTION: Cabinetry shall be permitted to be added under the lavatory, provided such cabinetry can be removed without removal or replacement of the lavatory, and provided the finish floor extends under such cabinetry.

1002.11.4 Mirrors. Mirrors above lavatories shall have the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the floor or ground.

1002.11.5 Water Closet. Water closets shall comply with Sections 1002.11.5.1 through 1002.11.5.5.

1002.11.5.1 Location. The water closet shall be positioned with a wall to the rear

and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum and 18 inches (455 mm) maximum from the side wall.

1002.11.5.2 Clearance. Clearance around the water closet shall comply with Sections 1002.11.5.2.1 through 1002.11.5.2.3.

1002.11.5.2.1 Parallel Approach.

Where only a parallel approach is provided to the water closet, the clearance shall be 56 inches (1420 mm) minimum, measured perpendicular from the rear wall, and 48 inches (1220 mm) minimum, measured perpendicular from the side wall. A lavatory complying with Section 1002.11.3 shall be permitted on the rear wall, 18 inches (455 mm) minimum from the water closet centerline.

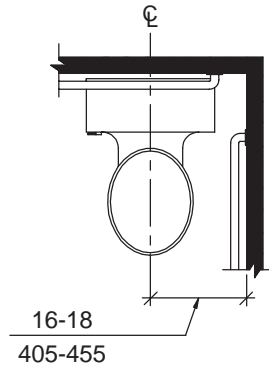


Fig. 1002.11.5.1
Location of Water Closet in Type A Dwelling Units

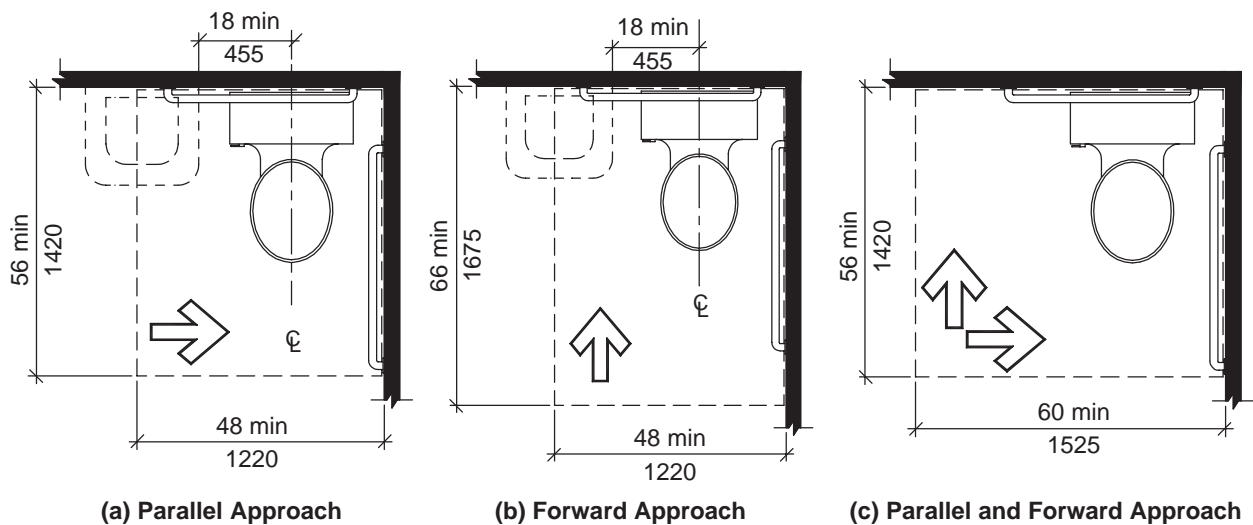


Fig. 1002.11.5.2
Water Closet Clearance in Type A Dwelling Units

1002.11.5.2.2 Forward Approach.

Where only a forward approach is provided to the water closet, the clearance shall be 66 inches (1675 mm) minimum, measured perpendicular from the rear wall, and 48 inches (1220 mm) minimum, measured perpendicular from the side wall. A lavatory complying with Section 1002.11.3 shall be permitted on the rear wall, 18 inches (455 mm) minimum from the water closet centerline.

1002.11.5.2.3 Parallel and Forward Approach.

Where both a parallel and a forward approach are provided to the water closet, the clearance shall be 56 inches (1420 mm) minimum, measured perpendicular from the rear wall, and 60 inches (1525 mm) minimum, measured perpendicular from the side wall. No fixtures or obstructions, other than the water closet, shall be within the clearance.

1002.11.5.3 Height. The top of the toilet seat shall be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the floor or ground.

1002.11.5.4 Grab Bars. Grab bars complying with Section 604.5 shall be provided.

EXCEPTION: Where reinforcement has been provided in walls to permit the installation of such grab bars.

1002.11.5.5 Flush Controls. Hand-operated flush controls shall comply with Section 1002.9.

1002.11.6 Bathtub. Bathtubs shall comply with Section 607.

EXCEPTIONS:

1. The removable in-tub seat required by Section 607.3 is not required.
2. Grab bars are not required, provided reinforcement has been provided in walls to permit the installation of grab bars complying with Section 607.4.

1002.11.7 Shower. Showers shall comply with Section 608.

EXCEPTIONS:

1. A shower seat shall not be required in transfer-type showers, provided reinforcement has been provided in a wall to permit the installation of a seat complying with Section 610.3.

2. Grab bars are not required, provided reinforcement has been provided in walls to permit the installation of grab bars complying with Section 608.3.

1002.12 Kitchens. Kitchens shall comply with Sections 1002.12.1 through 1002.12.6.

1002.12.1 Clearance. Clearance complying with Sections 1002.12.1.1 and 1002.12.1.2 shall be provided.

1002.12.1.1 Galley. Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches (1015 mm) minimum.

1002.12.1.2 U-Shaped. In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches (1525 mm) minimum.

1002.12.2 Clear Floor or Ground Space.

Clear floor or ground spaces required by Sections 1002.12.3 through 1002.12.6 shall comply with Section 305.3.

1002.12.3 Work Surface. At least one 30 inches (760 mm) wide minimum section of counter shall provide a work surface that complies with Sections 1002.12.3.1 through 1002.12.3.3.

1002.12.3.1 Clear Floor or Ground Space.

A clear floor space complying with Section 305.3 positioned for a forward approach shall be provided. The clear floor or ground space shall be centered on the work surface. The clear floor or ground space shall provide knee and toe clearance complying with Section 306.

EXCEPTION: Cabinetry shall be permitted to be added under the work surface, provided such cabinetry can be removed without removal or replacement of the work surface, and provided the finish floor extends under such cabinetry.

1002.12.3.2 Height. The work surface shall be 34 inches (865 mm) maximum above the floor or ground.

EXCEPTION: A counter that is adjustable to provide a work surface at variable heights 29 inches (735 mm) minimum and 36 inches (915 mm) maximum.

1002.12.3.3 Exposed Surfaces. There shall be no sharp or abrasive surfaces under the work surface counters.

1002.12.4 Sink. The sink and surrounding counter shall comply with Sections 1002.12.4.1

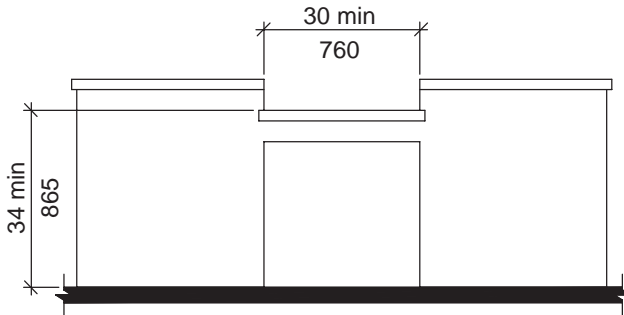


Fig. 1002.12.3
Work Surface in Kitchen

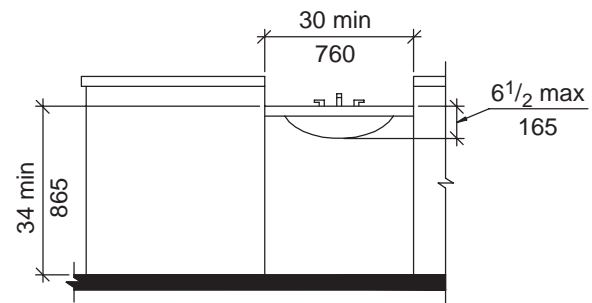


Fig. 1002.12.4
Kitchen Sink

through 1002.12.4.5. The width of the sink and surrounding counter complying with this section shall be 30 inches (760 mm) minimum.

1002.12.4.1 Clear Floor or Ground Space. A clear floor space positioned for a forward approach shall be provided. The clear floor or ground space shall be centered on the sink bowl. The clear floor or ground space shall provide knee and toe clearance complying with Section 306.

EXCEPTIONS:

1. Cabinetry shall be permitted to be added under the sink, provided such cabinetry can be removed without removal or replacement of the sink, and provided the finish floor extends under such cabinetry.
2. Adjustable-height sinks complying with Section 1002.12.4.3 are not required to provide knee clearance where placed at heights below 34 inches (865 mm).

1002.12.4.2 Height. The sink and surrounding counter shall be 34 inches (865 mm) maximum above the floor or ground, measured to the higher of the fixture rim or the counter surface.

EXCEPTION: Sink and counter that is adjustable to variable heights 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, provided rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

1002.12.4.3 Sink Bowl. The depth of a sink bowl shall be 6¹/₂ inches (165 mm) maximum. Multiple-compartment sinks shall have at least one compartment complying with this requirement.

1002.12.4.4 Faucets. Faucets shall comply with Section 309.

1002.12.4.5 Exposed Pipes and Surfaces. Water supply and drain pipes under sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

1002.12.5 Kitchen Storage. Cabinets shall have a clear floor or ground space complying with Section 305.3, positioned for parallel or forward approach.

1002.12.6 Appliances. Where provided, kitchen appliances shall comply with Sections 1002.12.6.1 through 1002.12.6.7.

1002.12.6.1 Clear Floor or Ground Space. A clear floor or ground space complying with Section 305.3 positioned for parallel or forward approach shall be provided at each kitchen appliance. Clear floor or ground spaces shall be permitted to overlap.

1002.12.6.2 Operable Parts. All appliance controls shall comply with Section 309.

1002.12.6.3 Dishwasher. Clear floor or ground space shall be positioned adjacent to the dishwasher door. The dishwasher door in the open position shall not obstruct the clear floor or ground space for the dishwasher or the sink.

1002.12.6.4 Range or Cooktop. Where a forward approach clear floor or ground space is provided, the clear floor or ground space shall provide knee and toe clearance complying with Section 306. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock. The location

of controls shall not require reaching across burners.

1002.12.6.5 Oven. For side-opening ovens, the door latch side shall be next to a countertop. Ovens shall have controls on front panels, on either side of the door.

1002.12.6.6 Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer space 54 inches (1370 mm) maximum above the floor or ground. The clear floor or ground space shall be positioned for a parallel approach to the space dedicated to a refrigerator/freezer with the centerline of the clear floor or ground space offset 24 inches (610 mm) maximum from the centerline of the dedicated space.

1002.12.6.7 Trash Compactor. A clear floor or ground space positioned for parallel or forward approach shall be provided.

1002.13 Windows. Where operable windows are provided, at least one window in each sleeping, living, or dining space shall have operable parts complying with Section 1002.9. Each required operable window shall have operable parts complying with Section 1002.9.

1002.14 Storage Facilities. Where storage facilities are provided, they shall comply with Sections 1002.14.1 through 1002.14.3.

EXCEPTION: Kitchen cabinets shall comply with Section 1002.12.5.

1002.14.1 Clear Floor or Ground Space. A clear floor or ground space complying with Section 305.3, positioned for either parallel or forward approach, shall be provided at each storage facility.

1002.14.2 Height. A portion of the storage area of each storage facility shall accommodate a forward reach or side reach complying with Section 308.

1002.14.3 Operable Parts. Operable parts on storage facilities shall comply with Section 309.

1003 Type B Dwelling Units

1003.1 General. Type B dwelling units shall comply with Section 1003.

1003.2 Primary Entrance. The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.

1003.3 Accessible Route. Accessible routes within Type B dwelling units shall comply with Sections 1003.3.1 and 1003.3.2.

EXCEPTION: One of the following is not required to be on an accessible route:

1. A raised floor area in a portion of a living, dining, or sleeping room; or
2. A sunken floor area in a portion of a living, dining, or sleeping room; or
3. A mezzanine that does not have plumbing fixtures or an enclosed habitable space.

1003.3.1 Location. At least one accessible route shall connect all spaces and elements which are a part of the dwelling unit. Where only one accessible route is provided, it shall not pass through restrooms, closets, or similar spaces.

1003.3.2 Components. Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, doorways, ramps, elevators, and wheelchair (platform) lifts.

1003.4 Walking Surfaces. Walking surfaces that are part of an accessible route shall comply with Sections 1003.4.1 and 1003.4.2.

1003.4.1 Width. Clear width of an accessible route shall comply with Section 403.5.

1003.4.2 Changes in Level. Changes in level shall comply with Section 303.

EXCEPTION: Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface shall be 4 inches (100 mm) maximum below the finished floor level of the adjacent interior spaces of the dwelling unit.

1003.5 Doors and Doorways. Doors and doorways shall comply with Sections 1003.5.1 and 1003.5.2.

1003.5.1 Primary Entrance Door. The primary entrance door to the dwelling unit shall comply with Section 404.

EXCEPTION: Maneuvering clearances required by Section 404.2.4 shall not be required on the dwelling unit side of the primary entrance door.

1003.5.2 User Passage Doorways. Doorways intended for user passage shall comply with Sections 1003.5.2.1 through 1003.5.2.4.

1003.5.2.1 Clear Width. Doorways shall have a clear opening of 31³/₄ inches (810 mm) minimum. Clear opening of swinging

doors shall be measured between the face of the door and stop, with the door open 90 degrees.

1003.5.2.2 Thresholds. Thresholds shall comply with Section 303.

EXCEPTION: Thresholds at exterior sliding doors shall be permitted to be $\frac{3}{4}$ inch (19 mm) high maximum provided they are beveled with a slope not steeper than 1:2.

1003.5.2.3 Automatic Doors. Automatic doors shall comply with Section 404.3.

1003.5.2.4 Double Leaf Doorways. Where an inactive leaf with operable parts more than 48 inches (1220 mm) above the floor or ground is provided, the active leaf shall provide the clearance required by Section 1003.5.2.1.

1003.6 Ramps. Ramps shall comply with Section 405.

1003.7 Private Residence Elevators. Elevators shall comply with Section 1002.7.

EXCEPTION: Elevators complying with Section 407.

1003.8 Wheelchair (Platform) Lifts. Wheelchair (platform) lifts shall comply with ASME/ANSI A17.1 and with Sections 305 and 309.

1003.9 Operable Parts. Lighting controls, electrical receptacles, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.

EXCEPTIONS:

1. Electrical receptacles serving a dedicated use.
2. Appliance mounted controls or switches.
3. A single outlet where all of the following conditions are met:
 - (a) the outlet is above a length of countertop that is uninterrupted by a sink or appliance; and
 - (b) at least one receptacle complying with Section 1003.9 is provided for that length of countertop; and
 - (c) all other receptacles provided for that length of countertop comply with Section 1003.9.
4. Floor electrical receptacles.
5. Plumbing fixture controls.
6. HVAC diffusers.
7. Ceiling fan mounted controls.

1003.10 Laundry Equipment. Washing machines and clothes dryers shall comply with Section 1003.10.1.

1003.10.1 Clear Floor or Ground Space. A clear floor or ground space complying with Section 305.3, positioned for parallel approach and centered on the appliance shall be provided.

1003.11 Toilet and Bathing Fixtures. Toilet and bathing fixtures shall comply with Sections 1003.11.1 through 1003.11.3.

EXCEPTION: Fixtures on levels not required to be accessible.

1003.11.1 Clear Floor or Ground Space. Clear floor or ground space required by Section 1003.11.3.1 or 1003.11.3.2 shall comply with Section 305.3 and Sections 1003.11.1.1 through 1003.11.1.3.

1003.11.1.1 Doors. Doors shall not swing into the clear floor or ground space for any fixture.

EXCEPTION: Where a clear floor or ground space complying with Section 305.3, excluding knee and toe clearances under elements, is provided within the room, beyond the arc of the door swing.

1003.11.1.2 Knee and Toe Clearance. Clear floor or ground space shall be permitted to include knee and toe clearances complying with Section 306.

1003.11.1.3 Overlap. Clear floor or ground spaces shall be permitted to overlap.

1003.11.2 Grab Bar Reinforcement. Reinforcement shall be provided for future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are to permit installation of grab bars and seats complying with Section 604.5, 607.4, or 610, reinforcement shall be provided for future installation of grab bars meeting those requirements.

EXCEPTION: Reinforcement is not required in a room containing only a lavatory and a water closet, provided that the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.

1003.11.3 Bathroom Fixtures. Bathroom fixtures shall comply with either Section 1003.11.3.1 (Option A) or Section 1003.11.3.2 (Option B).

1003.11.3.1 Option A. Each fixture provided shall comply with Sections 1003.11.3.1.1 through 1003.11.3.1.3.

EXCEPTION: A lavatory and a water closet in a room containing only a lavatory and water closet, provided that the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.

1003.11.3.1.1 Lavatory. A clear floor or ground space complying with Section 305.3, positioned for a parallel approach and centered on the lavatory shall be provided.

EXCEPTIONS:

1. A lavatory complying with Section 606.
2. Cabinetry shall be permitted to be added under the lavatory, provided such cabinetry can be removed without removal or replacement of the lavatory, and provided the finish floor extends under such cabinetry.

1003.11.3.1.2 Water Closet. The lateral distance from the centerline of the water closet to a bathtub, or lavatory shall be 18 inches (455 mm) minimum on one side and 15 inches (380 mm) minimum on the other side. Where the water closet is adjacent to the wall the lateral distance from the centerline of the water closet to the wall shall be 18 inches (455 mm) and 15 inches (380 mm) minimum to a lavatory or bathtub. The water closet shall be positioned to allow for future installation of a grab bar on the side with 18 inches (455 mm) clearance. Clearance areas around the water closet shall comply with Section 1003.11.3.1.2.1, 1003.11.3.1.2.2, or 1003.11.3.1.2.3.

1003.11.3.1.2.1 Parallel Approach. Fifty-six inches (1420 mm) minimum shall be provided measured from the wall behind the water closet. Forty-eight inches (1220 mm) minimum shall be provided measured from a point 18 inches (455 mm) from the centerline of the water closet on the side designated for future installation of grab bars. Vanities or lavatories on the wall behind the water closet are permitted to overlap the clear floor or ground space.

1003.11.3.1.2.2 Forward Approach. Sixty-six inches (1675

mm) minimum shall be provided measured from the wall behind the water closet. Forty-eight inches (1220 mm) minimum shall be provided measured from a point 18 inches (455 mm) from the centerline of the water closet on the side designated for future installation of grab bars. Vanities or lavatories on the wall behind the water closet are permitted to overlap the clear floor or ground space.

1003.11.3.1.2.3 Parallel or Forward Approach. Fifty-six inches (1420 mm) minimum shall be provided measured from the wall behind the water closet. Forty-two inches (1065 mm) shall be provided measured from the centerline of the water closet.

1003.11.3.1.3 Bathing Facilities. Where a bathtub or shower compartment is provided it shall conform with Section 1003.11.3.1.3.1, 1003.11.3.1.3.2, or 1003.11.3.1.3.3.

1003.11.3.1.3.1 Parallel Approach Bathtubs. Clearance in front of bathtubs with a parallel approach shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) long minimum. A lavatory shall be permitted at the foot end of the bathtub if a 30 inch (760 mm) wide minimum by 48 inch (760 mm by 1220 mm) long minimum clearance in front of the bathtub is provided.

EXCEPTION: Lavatories complying with Section 606 shall be permitted in the clearance.

1003.11.3.1.3.2 Forward Approach Bathtubs. Clearance in front of bathtubs with a forward approach shall be 48 inches (1220 mm) wide minimum by 60 inches (1525 mm) long minimum. A water closet shall be permitted in the clearance at the foot end of the bathtub.

1003.11.3.1.3.3 Shower Compartment. If a shower compartment is the only bathing facility, the shower compartment shall be 36 inches (915 mm) minimum by 36 inches (915 mm) minimum. Rein-

forcing for shower seat is not required in shower compartments larger than 36 inches (915 mm) by 36 inches (915 mm). Clearance of 30 inches (760 mm) wide minimum, measured from the face of the shower compartment, by 48 inches (1220 mm) deep minimum, measured from the shower head wall shall be provided.

1003.11.3.2 Option B. One of each type of fixture provided shall comply with Sections 1003.11.3.2.1 through 1003.11.3.2.3. The accessible fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the dwelling unit.

1003.11.3.2.1 Lavatory. Lavatories shall comply with Sections 1003.11.3.2.1.1 through 1003.11.3.2.1.3.

1003.11.3.2.1.1 Clear Floor or Ground Space. A clear floor or ground space complying with Section 305.3, positioned for a parallel approach shall be provided.

EXCEPTION: A lavatory complying with Section 606.

1003.11.3.2.1.2 Position. The centerline of the lavatory shall align with the centerline of the clear floor or ground space.

1003.11.3.2.1.3 Height. The front of the lavatory shall be 34 inches (230 mm) maximum above the floor or ground, measured to the higher of the fixture rim or counter surface.

1003.11.3.2.2 Water Closet. The water closet shall comply with Section 1003.11.3.1.2.

1003.11.3.2.3 Bathing Facilities. Where either a bathtub or shower compartment is provided, it shall conform with Section 1003.11.3.2.3.1 or 1003.11.3.2.3.2.

1003.11.3.2.3.1 Bathtub. Clearance in front of bathtubs shall be 30 inches (760 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the foot end of the bathtub.

1003.11.3.2.3.2 Shower Compartment. If a shower compartment is the only bathing facility the shower compartment shall have minimum dimensions of 36 inches (916 mm) minimum by 36 inches (915 mm) minimum. Reinforcing for shower seat is not required in shower compartments larger than 36 inches (915 mm) by 36 inches (915 mm). Clearance 30 inches (760 mm) minimum, measured from the face of the shower compartment, by 48 inches (1220 mm) minimum, measured from the shower head wall shall be provided.

1003.12 Kitchens. Kitchens shall comply with Sections 1003.12.1 and 1003.12.2.

1003.12.1 Clearance. Clearance complying with Sections 1003.12.1.1 and 1003.12.1.2 shall be provided.

1003.12.1.1 Galley. Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches (1015 mm) minimum.

1003.11.1.2 U-Shaped. In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches (1525 mm) minimum.

1003.12.2 Clear Floor or Ground Space. Clear floor or ground space at appliances shall comply with Section 305.3 and Sections 1003.12.2.1 through 1003.12.2.6.

1003.12.2.1 Sink. The sink shall comply with Sections 1003.12.2.1.1 and 1003.12.2.1.2.

1003.12.2.1.1 Approach. Clear floor or ground space shall be positioned for a parallel approach.

EXCEPTION: Sink complying with Section 606.

1003.12.2.1.2 Position. The centerline of the sink shall align with the centerline of the clear floor or ground space.

1003.12.2.2 Dishwasher. Clear floor or ground space shall be positioned for parallel or forward approach. Clear floor or ground space shall be positioned beyond the swing of the dishwasher door.

1003.12.2.3 Range or Cooktop. Clear floor or ground space shall be positioned for parallel approach.

EXCEPTION: Where a forward approach clear floor or ground space is provided, the clear floor or ground space shall provide knee and toe clearance complying with Section 306. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock.

1003.12.2.4 Oven. Clear floor or ground space shall be positioned for parallel or forward approach.

1003.12.2.5 Refrigerator/Freezer. Clear floor or ground space shall be positioned for parallel or forward approach.

1003.12.2.6 Trash Compactor. Clear floor or ground space shall be positioned for parallel or forward approach.

1004 Dwelling Units with Accessible Communication Features

1004.1 General. Dwelling units required to have accessible communication features shall comply with Section 1004.

1004.2 Dwelling Unit Smoke Detection. Where provided, dwelling unit smoke detection shall include audible notification complying with NFPA 72.

1004.3 Building Fire Alarm System. Where a building fire alarm system is provided, the system wiring shall be extended to a point within the dwelling unit in the vicinity of the dwelling unit smoke detection system.

1004.4 Visible Notification Appliances. Visible notification appliances, where provided within the dwelling unit as part of the dwelling unit smoke detection system or the building fire alarm system, shall comply with Sections 1004.4.1 through 1004.4.4.

1004.4.1 Appliance. Visible notification appliance shall comply with NFPA 72.

1004.4.2 Activation. All visible notification appliances provided within the dwelling unit for smoke detection notification shall be activated upon smoke detection. All visible notification appliances provided within the dwelling unit for building fire alarm notification shall be activated

upon activation of the building fire alarm in the portion of the building containing the dwelling unit.

1004.4.3 Interconnection. The same visible notification appliances shall be permitted to provide notification of dwelling unit smoke detection and building fire alarm activation.

1004.4.4 Prohibited Use. Visible notification appliances used to indicate dwelling unit smoke detection or building fire alarm activation shall not be used for any other purpose within the dwelling unit.

1004.5 Dwelling Unit Primary Entrance. Communication features shall be provided at the dwelling unit primary entrance complying with Sections 1004.5.1 and 1004.5.2.

1004.5.1 Notification. A hard-wired electric doorbell shall be provided. A button or switch shall be provided on the public side of the dwelling unit primary entrance. Activation of the button or switch shall initiate an audible tone within the dwelling unit.

1004.5.2 Identification. A means for visually identifying a visitor without opening the dwelling unit entry door shall be provided. Peepholes, where used, shall provide a minimum 180 degree range of view.

1004.6 Site, Building, or Floor Entrance. Where a system permitting voice communication between a visitor and the occupant of the dwelling unit is provided at a location other than the dwelling unit entry door, the system shall comply with Sections 1004.6.1 and 1004.6.2.

1004.6.1 Public or Common-Use Interface. The public or common-use system interface shall include the capability of supporting voice and TTY communication with the dwelling unit interface.

1004.6.2 Dwelling Unit Interface. The dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the public or common-use system interface.

1004.7 Closed-Circuit Communication Systems. Where a closed-circuit communication system is provided, the public or common-use system interface shall comply with Section 1004.6.1, and the dwelling unit system interface in units required to have accessible communication features shall comply with Section 1004.6.2.