

## CHAPTER 34

# EXISTING STRUCTURES

**Note:** Chapter 34 is entirely Seattle amendments to the *International Building Code* and is not underlined.

### SECTION 3401 EXISTING OCCUPANCIES

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**3401.1 General.** Buildings in existence at the time of the passage of this building code which were legally constructed and occupied in accordance with the provisions of a prior code may have their existing occupancy continued, provided such occupancy is not hazardous.

Any change in the occupancy or character of occupancy of any existing building, structure or portion thereof shall comply with the provisions of Section 109 and Section 3405.

In order to legalize an existing occupancy for the record, it is required that the building comply with the fire and life safety requirements of this building code or the effective code at the time the building was constructed. If the existing occupancy or character of occupancy is other than that for which the building was constructed, the building shall comply with this building code or the effective code at the time the existing occupancy was legally established.

06 **3401.2 Occupant load increases in Group A occupancies.**  
06 When the occupant load in an existing Group A-2 nightclub is  
06 increased, an automatic sprinkler system shall be installed in  
06 the fire area containing the nightclub.

06 **Exception:** A sprinkler system is not required if all the fol-  
06 lowing conditions are met:

- 06 1. The increase is either 50 occupants or less, or no more  
06 than 10 percent of the occupant load of the existing  
06 nightclub, whichever is greater; and
- 06 2. The existing means of egress system has adequate ca-  
06 pacity to accommodate the additional occupant load;  
06 and
- 06 3. The total occupant load in the nightclub does not ex-  
06 ceed one occupant per 5 square feet; and
- 06 4. The increase is not part of a substantial alteration.

### SECTION 3402 MAINTENANCE

**3402.1 General.** All buildings or structures, both existing and new, and all parts thereof shall be maintained in a safe and sanitary condition. All devices or safeguards which are or were required by a code in effect when the building or structure was erected, altered, or repaired shall be maintained in good working order. The owner or a designated agent shall be responsible for such maintenance of buildings and structures. It shall be unlawful to fail to so maintain these parts of the building or equipment or to fail to immediately comply with any lawful notice or order of the fire chief or the building official.

#### Exceptions:

1. The building official may modify the requirements of this subsection where all or a portion of a building is

unoccupied, closed off and reasonably secure from unlawful entry.

2. Occupants of Group R-2 apartments, and Group R-3 dwellings shall be responsible for the maintenance of smoke alarms required by Chapter 9 and the *International Fire Code*.

**3402.2 Unsafe building appendages.** Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in a deteriorated condition or are otherwise unable to sustain the design loads which are specified in this building code, are hereby designated as unsafe building appendages. All such unsafe building appendages are public nuisances and shall be abated in accordance with Section 102 of this building code.

**3402.3 Central waterfront piers.** All piers located between West Harrison Street and South Massachusetts Street, both existing and new, and all portions thereof shall be maintained in a safe condition capable of supporting the design loads as specified in this code. See also Section 421.

### SECTION 3403 ADDITIONS, ALTERATIONS OR REPAIRS

**3403.1 General.** Buildings and structures to which additions, alterations or repairs are made shall comply with all the requirements of this code for new facilities except as specifically provided in this section. See the *International Fire Code* for provisions requiring installation of smoke alarms in existing Group R-3 occupancies. See also applicable provisions of the Seattle Energy Code. See Section 3406 for accessibility provisions for additions, alterations and repairs.

**3403.2 When allowed.** Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this code, provided the addition, alteration or repair conforms to that required for a new building or structure.

#### Exceptions:

1. Alterations to existing structural elements or additions of new structural elements that are not required by Sections 1613 through 1623 and are initiated for the purpose of increasing the strength or stiffness of the seismic-force-resisting system of an existing structure need not be designed for forces conforming to Sections 1613 through 1623 provided that an engineering analysis is submitted indicating the following:
  - 1.1. The design strength of existing structural elements required to resist seismic forces is not reduced.

- 1.2. The seismic force to required existing structural elements is not increased beyond their design strength.
  - 1.3. New structural elements are detailed and connected to the existing structural elements as required by Chapter 16.
  - 1.4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by Chapter 16.
  - 1.5. The alterations do not create a structural irregularity as defined in Section 1616.5 or make an existing structural irregularity more severe.
  - 1.6. The alterations do not result in the creation of an unsafe condition.
2. Where changes to offices, outpatient clinics or medical offices occur on a multi-tenant floor which contains nonconforming corridors, new tenant walls associated with the tenant change need not meet the standards for one-hour corridor construction, unless the project is considered a substantial alteration as defined in this chapter.
3. Automatic sprinkler systems are required when new dwelling units are added to buildings according to Items 3.1 through 3.5 below.
- 3.1. One unit is permitted to be added without an automatic sprinkler system unless sprinklers are otherwise required by this section. If more than one unit is added, the new units shall be equipped with a sprinkler system.
  - 3.2. In buildings that do not comply with the provisions of this code for number of stories, allowable area, height or type of construction before the unit is added, an automatic sprinkler system shall be provided in the new unit. The addition of the new unit shall not be allowed if it increases the nonconformity.
  - 3.3. In buildings undergoing substantial alteration, an automatic sprinkler system is required where required by this code for new construction.
  - 3.4. One unit is permitted to be added to an existing duplex without an automatic sprinkler system where both of the following conditions are met:
    - 3.4.1. The project is considered a substantial alteration only because of the change in occupancy; and
    - 3.4.2. The building complies with the requirements for building height and number of stories for a Group R-2 occupancy.
  - 3.5. Where one unit is added to an existing duplex, sprinklers are required in the new unit and not in the existing units where all of the following conditions are met:
    - 3.5.1. The existing duplex does not comply with the requirements for build-

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- ing height and story count for a Group R-2 occupancy; 06
- 3.5.2. The project is considered a substantial alteration only because of the change in occupancy; 06
- 3.5.3. The new unit is constructed as an addition to the duplex; 06
- 3.5.4. The new unit is separated from the existing duplex by a fire wall; and 06
- 3.5.5. The addition by itself complies with the requirements for a Group R-2 occupancy. 06
- 4. Ceilings in basements may project to within 6 feet 8 inches (2032 mm) of the finished floor; and beams, girders, ducts or other obstructions may project to within 6 feet 4 inches (1931 mm) of the finished floor. 06

**3403.3 Additions.** Any building plus new additions shall not exceed the height, number of stories and area specified for new buildings.

**Exception:** An addition to an existing nonconforming building may exceed the limitations of the preceding paragraph if a fire wall is provided, the existing building is not made more nonconforming, and the addition conforms to this code.

**3403.4 Impracticality.** In cases where total compliance with all the requirements of this code is impractical, the applicant may arrange a pre-design conference with the design team and the building official. The applicant shall identify design solutions and modifications that conform to Section 104.14. The building official may waive specific requirements in this code which he/she has determined to be impractical.

**3403.5 Compliance with retroactive ordinances.** Alterations and repairs to existing buildings which are being made in response to a notice or order requiring compliance with the Housing and Building Maintenance Code, Subtitle II, Title 22 of the Seattle Municipal Code, Fire Code or other ordinances applicable to existing buildings, shall be permitted to be made in accordance with the standards contained in those ordinances, rather than the standards for new buildings contained in this building code. Where standards are not specified in those ordinances, such alterations or repairs must conform to the requirements of this chapter of the building code.

**3403.6 Damaged buildings.** When repairs are made to a building that was damaged by fire or other means, and the repairs exceed 60 percent of the building's value, the entire building shall conform to the requirements of this code. The value of the building shall be determined by the building official, or by the assessed value per King County records or by an appraisal made by a recognized appraisal agency approved by the building official.

**3403.7 Non-structural alterations or repairs.** Alterations or repairs which are non-structural and do not affect any member or part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed, provided that no change shall be permitted which increases its hazard.

**3403.8 Maintenance of structural stability.** When approved by the building official, minor structural alterations or repairs

necessary to maintain the structural stability of the building may be made with the same material of which the building or structure is constructed.

**3403.9 Historic buildings and structures.** The building official may modify the specific requirements of this building code as it applies to buildings and structures designated as landmarks of historical or cultural importance and require in lieu thereof alternate requirements which, in the opinion of the building official, will result in a reasonable degree of safety to the public and the occupants of those buildings.

A historic building or structure is one which has been designated for preservation by the City Landmarks Preservation Board or the State of Washington, has been listed, or has been determined eligible to be listed, in the National Register of Historic Places, has been officially nominated for such status, or is a structure contributing to the character of a landmark or special review district.

**3403.10 Radon-resistive construction requirements.** The radon-resistive construction requirements found in the Washington State Ventilation and Indoor Air Quality Code, WAC 51-13 shall apply to all Group R buildings to which either an addition or substantial alteration is made where the basement, foundation or crawl space is altered or expanded.

**3403.11. Unreinforced masonry chimneys.** Whenever an unreinforced masonry chimney is altered or when the building in which such a chimney is located undergoes substantial alteration, the chimney shall conform to rules promulgated by the Director.

#### **3403.12 Substantial alterations or repairs.**

**3403.12.1 General.** Any building or structure to which substantial alterations or repairs are made shall conform with the requirements of this Section and Sections 403 (high rise buildings, when applicable), special requirements for the Fire District found in Chapter 4, when applicable, Section 716 (protection of ducts and air-transfer openings), Chapter 8 (interior finishes), 903 (automatic sprinkler systems), and Chapter 10 (means of egress). Fire alarms shall be provided as required by the *International Fire Code*.

See Section 3403.11 for specific requirements for unreinforced masonry chimneys.

**3403.12.2 Definition.** For the purpose of this section, substantial alterations or repairs may mean any one of the following and as determined by the building official:

1. Extensive structural repair.
2. Remodeling or additions which substantially extend the useful physical and/or economic life of the building or significant portion of the building, other than typical tenant remodeling.
3. A change of a significant portion of a building to an occupancy that is more hazardous than the existing occupancy, based on the combined life and fire risk as determined by the building official. Table 3403.12 may be used by the building official as a guideline. A change of tenant does not necessarily constitute a change of occupancy.
4. Reoccupancy of a building that has been substantially vacant for more than 24 months in occupancies other than Group R-3.

5. A significant increase in the occupant load of an unreinforced masonry building.

**3403.12.3 Seismic regulations.** The provisions of Sections 1613 through 1623 shall apply to all buildings or structures to which substantial alterations or repairs are made. In addition, the building official may require testing of existing materials when there is insufficient evidence of structural strength or integrity.

#### **Exceptions:**

1. If an alteration is substantial only because it is a change to a more hazardous occupancy, compliance with this subsection is required only if the life hazard risk increases, as determined by the building official.
2. The building official may accept a proposal in lieu of compliance with Chapter 16. The proposal shall be based on a comprehensive report prepared by a licensed structural engineer according to rules promulgated by the Director. The report shall include an investigation and structural analysis of the building based on an approved standard. The report shall specify the building's seismic deficiencies, and propose measures that will provide an acceptable degree of seismic safety considering the nature, size and scope of the project. This requirement shall also apply to Section 102 as conditions may require.
3. In lieu of compliance with the seismic provisions of Chapter 16 for Group R-3 Occupancies, when approved by the building official, the applicant may evaluate and strengthen portions of the building lateral support structure, such as foundations and cripple walls.

**3403.12.4 Other structural work.** All other structural work shall comply with the requirements of Chapters 15 through 23 and Sections 1405 and 2605.

## **SECTION 3404 MOVED BUILDINGS**

**3404.1 Nonresidential buildings or structures.** Nonresidential buildings or structures moved into or within the city shall comply with standards adopted by the building official. The building official may require an inspection of the building before or after moving. The permit holder shall correct all deficiencies identified by the inspection. A bond or cash deposit in an amount sufficient to abate or demolish the building may be required to be posted prior to issuance of a permit. See Section 106 for information required on plans. Any moved building that is not in complete compliance with standards for moved buildings within eighteen months from the date of permit issuance and is found to be a public nuisance may be abated.

**3404.2 Residential buildings or structures.** Residential buildings or structures moved into or within the city are not required to comply with all of the requirements of this code if the original occupancy classification of the building or structure is not changed. Compliance with all of the requirements of this chapter will be required if the moved residential buildings or structures undergo substantial alteration. Work performed on new and existing foundations shall comply with all of the requirements of this code for new construction.

EXISTING STRUCTURES

TABLE 3403.12  
RATING OF OCCUPANCIES BY DEGREE OF HAZARD

OCCUPANCY	DESCRIPTION	LIFE	FIRE	COMBINED RATING
A1	Assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures.	4	3	12
A2	Assembly uses intended for food and/or drink consumption.	4	3	12
A3	Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A.	4	3	12
A4	Assembly uses intended for viewing of indoor sporting events and activities with spectator seating.	3	1	3
A5	Assembly uses intended for participation in or viewing outdoor activities.	3	1	3
B	Office, professional or service-type transactions, including storage of records and accounts.	2	1	2
B	Eating & drinking establishments with an occupant load of less than 50.	2	1	2
B	Buildings or portions of buildings having rooms used for educational purposes beyond 12th grade.	2	1	2
E	Any building used for educational purposes by six or more persons at any one time for educational purposes through the 12th grade.	3	2	6
E	Day care centers for more than five children older than 2½ years of age.	3	2	6
I4	Facilities that provide accommodations for less than 24 hours for more than five unrelated adults and provide supervision and personal care services; facilities that provide supervision and personal care on less than a 24-hour basis for more than five children 2½ years of age or less.	4	3	12
F1	Moderate hazard factory and industrial.	2	2	4
F2	Low-hazard factory and industrial.	1	1	1
H1	Occupancies with a detonation hazard.	5	4	20
H2	Occupancies which present a deflagration hazard or a hazard from accelerated burning.	5	4	20
H3	Occupancies containing materials that readily support combustion or that pose a physical hazard.	5	4	20
H4	Occupancies containing materials that are health hazards.	5	4	20
H5	Semiconductor fabrication facilities.	5	4	20
I1	Buildings, structures or parts thereof housing more than 16 persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services.	3	3	9
I2	Buildings and structures used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis of more than five persons who are not capable of self-preservation; child care facilities that provide care on a 24-hour basis to more than five children 2½ years of age or less.	4	3	12
I3	Jails, prisons, reformatories.	4	3	12
LC	Buildings used for the business of providing licensed care to clients in one of the following categories regulated by either the Washington Department of Health or the Department of Social and Health Services.	3	3	9
M	Buildings used for display and sale of merchandise.	3	2	6
R1	Residential occupancies where the occupants are primarily transient in nature.	3	3	9
R2	Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature.	3	3	9
R3	One- and two-family dwellings; family child day care homes; adult family homes.	2	1	2
R4	Buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 16 occupants.	3	3	9
S1	Moderate hazard.	2	2	4
S2	Low-hazard storage	1	1	1
U	Accessory character and miscellaneous structures	1	1	1

## SECTION 3405 CHANGE OF OCCUPANCY

**3405.1 Change of occupancy.** No change shall be made in the character of occupancies or use of any building which would place the building in a different division or subdivision of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this chapter and the requirements of Chapters 3 and 4 for such division or group of occupancy. Change of tenants will be permitted so long as the character of the occupancy is not changed.

**Exception:** The character of the occupancy of existing buildings may be changed subject to the approval of the building official, as set forth in Section 3403. The building may be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.

No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required in Section 109 of this code. The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this code.

In addition to the requirements of Sections 420, 1203 and 2903, upon conversion of an existing building to residential occupancy, the elements of the dwelling unit envelope which are altered shall comply with the sound transmission control requirements of Section 1207.

See Section 3403.12 for additional requirements for substantial alterations.

## SECTION 3406 ACCESSIBILITY FOR EXISTING BUILDINGS

**3406.1 Scope.** The provisions of Sections 3406.1 through 3406.8 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 are not required to be provided in existing buildings and facilities.

**3406.1.1 Definition.** The following term shall, for the purposes of this chapter and as used elsewhere in the code, have the following meaning:

**TECHNICALLY INFEASIBLE.** An alteration of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

**3406.2 Maintenance of facilities.** A building, facility or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

**3406.3 Change of occupancy.** Existing buildings, or portions thereof, that undergo a change of group or occupancy shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when loading zones are provided.
6. At least one accessible route connecting 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 technically feasible. Change of group or occupancy that incorporates any alterations or additions shall comply with this section and Sections 3406.4, 3406.5, 3406.6 and 3406.7.

**3406.4 Additions.** Provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of primary function, shall comply with the requirements in Section 3406.6 for accessible routes.

**3406.5 Alterations.** A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 and ICC A117.1, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible. Where alterations would increase the number of public pay telephones to four, with at least one in the interior, or where the facility has four or more public pay telephones and one or more is altered; at least one interior text telephone shall be provided.

### Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 3406.6.
2. Accessible means of egress required by Chapter 10 are not required to be provided in existing buildings and facilities.
3. In alterations, accessibility to raised or sunken dining areas, or to all parts of outdoor seating areas is not required provided that the same services and amenities are provided in an accessible space usable by the general public and not restricted to use by people with disabilities.

**3406.5.1 Extent of application.** 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.

**3406.6 Alterations affecting an area containing a primary function.** Where an alteration affects the accessibility to, 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, telephones 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 alterations limited solely to mechanical systems, electrical systems, installation or alteration 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.

**3406.7 Scoping for alterations.** The provisions of Sections 3406.7.1 through 3406.7.11 shall apply to alterations to existing buildings and facilities. Where an escalator or new stairway is planned or installed requiring major structural changes, then a means of vertical transportation (e.g., elevator, platform lift) shall be provided in accordance with this chapter.

**3406.7.1 Entrances.** Accessible entrances shall be provided in accordance with Section 1105.

**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 required by Section 3406.6. Signs complying with Section 1110 shall be provided.

**3406.7.2 Elevators.** 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. Elevators shall comply with chapter 296-96 WAC.

**3406.7.3 Platform lifts.** 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. Platform lifts shall comply with chapter 296.96 WAC.

**3406.7.4 Stairs and escalators in existing buildings.** 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.

**3406.7.5 Ramps.** Where steeper slopes than allowed by Section 1010.2 are necessitated by space limitations, the slope of ramps in or providing access to existing buildings or facilities shall comply with Table 3406.7.5.

**TABLE 3406.7.5  
RAMPS**

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

**3406.7.6 Performance areas.** Where it is technically infeasible to alter performance areas to be on an accessible route, at least one of each type of performance area shall be made accessible.

**3406.7.7 Dwelling or sleeping units.** Where 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 for Accessible or Type A units and Chapter 9 for accessible alarms apply only to the quantity of spaces being altered or added. At least one sleeping room for each 25 sleeping rooms, or fraction thereof, being added or altered, shall have telephones and visible notification devices complying with Section E104.3.4, as well as visible alarms.

**3406.7.8 Jury boxes and witness stands.** In alterations, accessible wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where the ramp or lift access restricts or projects into the means of egress.

**3406.7.9 Toilet rooms.** Where it is technically infeasible to alter existing toilet and bathing facilities to be accessible, an accessible unisex toilet or bathing facility is permitted. The unisex facility shall be located on the same floor and in the same area as the existing facilities. The number of toilet facilities and water closets required by the State Building Code may be reduced by one, in order to provide accessible features.

**3406.7.10 Dressing, fitting and locker rooms.** Where it is technically infeasible to provide accessible dressing, fitting or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate-sex facilities are provided, accessible rooms for each sex shall be provided. Separate-sex facilities are not required where only unisex rooms are provided.

**3406.7.11 Check-out aisles.** Where check-out aisles are altered, at least one of each check-out aisle serving each function shall be made accessible until the number of accessible check-out aisles complies with Section 1109.12.2.

**3406.7.12 Thresholds.** The maximum height of thresholds at doorways shall be 3/4 inch (19.1 mm). Such thresholds shall have beveled edges on each side.

**3406.8 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 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 alternative requirements of Sections 3406.8.1 through 3406.8.6 for that element shall be permitted.

**3406.8.1 Site arrival points.** At least one accessible route from a site arrival point to an accessible entrance shall be provided.

**3406.8.2 Multilevel buildings and facilities.** An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

**3406.8.3 Entrances.** 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.

Signs complying with Section 1110 shall be provided at the primary entrance and the accessible entrance.

**3406.8.4 Toilet and bathing facilities.** Where toilet rooms are provided, at least one accessible toilet room complying with Section 1109.2.1 shall be provided.

**3406.8.5 Ramps.** The slope of a ramp run of 24 inches (610 mm) maximum shall -not be steeper than one unit vertical in eight units horizontal (12-percent slope).

06 **3406.8.6 Displays.** Displays and written information shall  
 06 be located where they can be seen by a seated person. Exhib-  
 06 its and signs displayed horizontally shall be 44 inches (1120  
 06 mm) maximum above the floor.

