November 28, 2016

To: A117.1 Committee Members

From: Kermit Robinson, Secretariat to the Committee

RE: Final editorial issues:

A. Existing buildings and existing facilities.

You asked the Editorial Task Group to further consider editorial adjustments to implement the intent of the creation of differing standards of new versus existing building. At issue was the definition and the correct terminology to use in the standard. The ETG made one more valiant attempt to resolve and voted itself into a dead heat. At issue are:

1. Whether it should be building, facility or construction.
2. Making sure those things which have received permit, but are not yet completed are properly addressed.
3. What is that permit.

Staff believes the resolution is rather simple. Staff believes the resolution should be included in the 2015 standard and then, over time, we will see if those implementing the standard are having difficulty. If issues arise, we can address them in an interpretation from the committee. The resolutions are:

1. Two definitions: Existing building; Existing facility. As building and facility are already defined, this simply entails taking the original concept of the existing building and applying the same to the building; and then adding existing facility to apply to site facilities and similar non-buildings. The two definitions are constructed to be parallel.

2. A concern by some participants is addressing buildings and facilities which have receive permit but are not completed. Do those fall into the ‘existing’ category or ‘new’. The definitions follow the lead of the building codes and establishes ‘existing’ as something that has a permit. Without this time certain, you could have local officials imposing the new dimensions while a building is still under construction.

3. A concern was the term ‘building permit’. Not everything covered by the A117.1 receives a ‘building permit’. Some jurisdictions have ‘site’ permits; or ‘zoning permit’s which cover development outside of a building. Therefore the definitions require a ‘building permit’ to establish that a building is existing; it requires a ‘permit’ to establish that site facilities are existing.

The definitions are as follows

Definitions:

existing building. A building erected prior to the date of adoption of this standard, or one for which a legal building permit has been issued.

eexisting facility. A facility completed prior to the date of adoption of this standard, or one for which a legal permit has been issued.

Example of implementation

403.5.1 General. The clear width of an interior accessible route shall be 36 inches (915 mm) minimum. The clear width of an exterior accessible route shall be 48 inches (1220 mm) minimum.

EXCEPTIONS:

1. In new buildings and facilities, the clear width shall be permitted to be reduced to 32
inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided the reduced width segments are separated by segments that are 52 inches (1320 mm) minimum in length and 36 inches (915 mm) minimum in width.

2. In existing buildings and facilities, the clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided the reduced width segments are separated by segments that are 48 inches (1220 mm) minimum in length and 36 inches (915 mm) minimum in width.

B. Turns at doors and elevators

The Committee approved 2 exceptions to coordinate the application of the new 90 degree turning standards with the door approach (maneuvering clearances) and the accessible route requirements for elevators and lifts. The Committee asked that the final text be developed and returned. Such has been done as Exceptions to Section 403.5.3.1

403.5.3.1 New buildings and facilities. In new buildings and facilities, where an accessible route makes a 90 degree turn the clear widths approaching the turn and leaving the turn shall be one of the following sets of dimensions:

1. Both legs of the turn shall be 40 inches (1015 mm) minimum in width. The width of each leg of the turn shall be maintained for 28 inches (710 mm) minimum from the inner corner.

2. Where the interior corners of the turn are chamfered for 8 inches minimum (205 mm) along both walls, both legs of the turn shall be 36 inches (915 mm) minimum in width.

3. Where one leg of the turn is 42 inches (1065 mm) minimum in width, the other shall be permitted to be 38 inches (965 mm) minimum in width.

4. Where one leg of the turn is 44 inches (1115 mm) minimum in width, the other shall be permitted to be 36 inches (915 mm) minimum in width.

Exceptions:

1. Where an accessible route makes a 90 turn at doors, doorways and gates complying with Section 404.2.3, the route shall not be required to comply with this section.

2. Where an accessible route makes a 90 turn at an elevator or platform lift complying with Sections 407 through 410, the accessible route shall not be required to comply with this section.