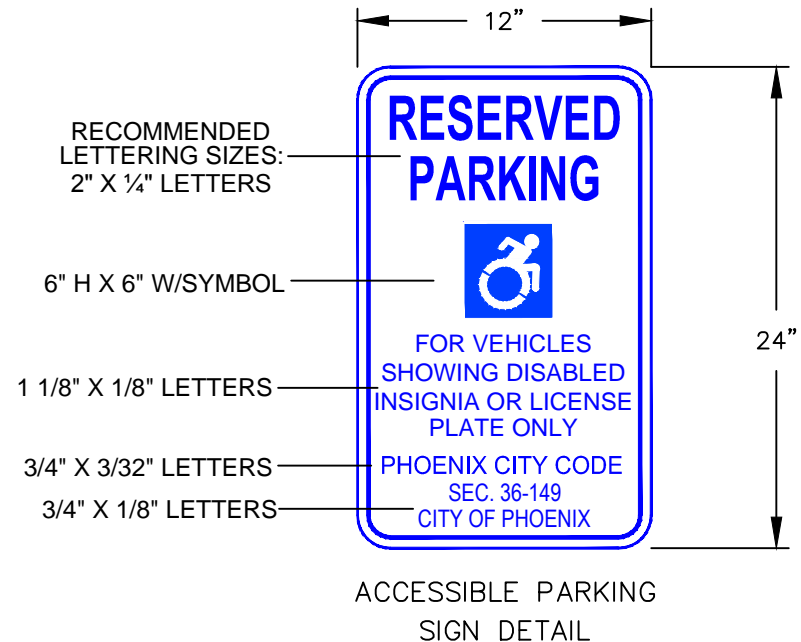


ACCESSIBLE SIGN

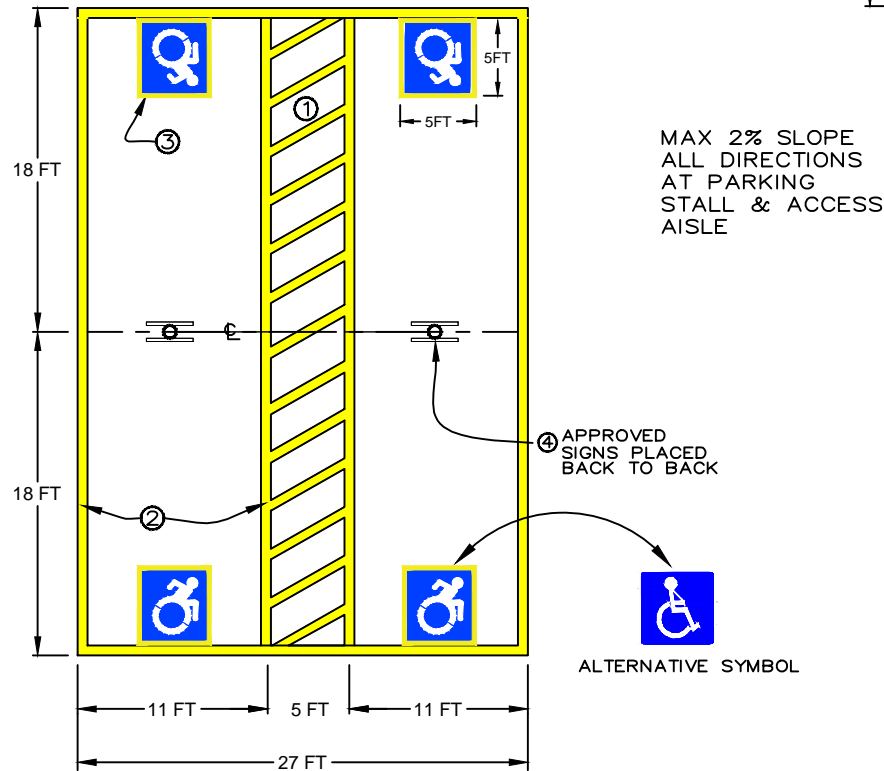
SIGN MAY BE MOUNTED ON POST OR BACKING.



- ① ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR PERSONS WITH DISABILITIES BY A SIGN SHOWING THE INTERNATIONAL WHEELCHAIR SYMBOL. PREFERRED SYMBOL SHOWN.
- ② THE SIGN MUST HAVE THE MINIMUM VERBIAGE OF "RESERVED PARKING", INTERNATIONAL WHEELCHAIR SYMBOL AND PHOENIX CITY CODE SEC. 36-149
- ③ THE SIGN PLATE SHALL BE A MINIMUM OF 12" X 24" WITH A THICKNESS OF 0.080 ALUMINUM CONSTRUCTION.
- ④ THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A BLUE LEGEND. (STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT, WITH BLUE SCREEN PRINTED LETTER AS SHOWN ABOVE.)
- ⑤ ONE IN SIX COVERED ACCESSIBLE SPACES SHALL BE DESIGNATED FOR HIGH PROFILE. UNLESS ALL SPACES ARE HIGH PROFILE SPACES AN ADDITIONAL SIGN DESIGNATING "VAN ACCESSIBLE" SHALL BE INCLUDED.
- ⑥ THE SIGNS SHALL BE ON A STATIONARY POST OR APPROVED WALL LOCATION. THESE SIGNS SHALL NOT BE OBSCURED.
- ⑦ THE BOTTOM OF THE SIGN(S) SHALL BE LOCATED NO LESS THAN FIVE (5) FEET OR MORE THAN SIX (6) FEET ABOVE THE GRADE (PARKING LOT SURFACE) AND SHALL BE VISIBLE DIRECTLY IN FRONT OF THE PARKING SPACE.

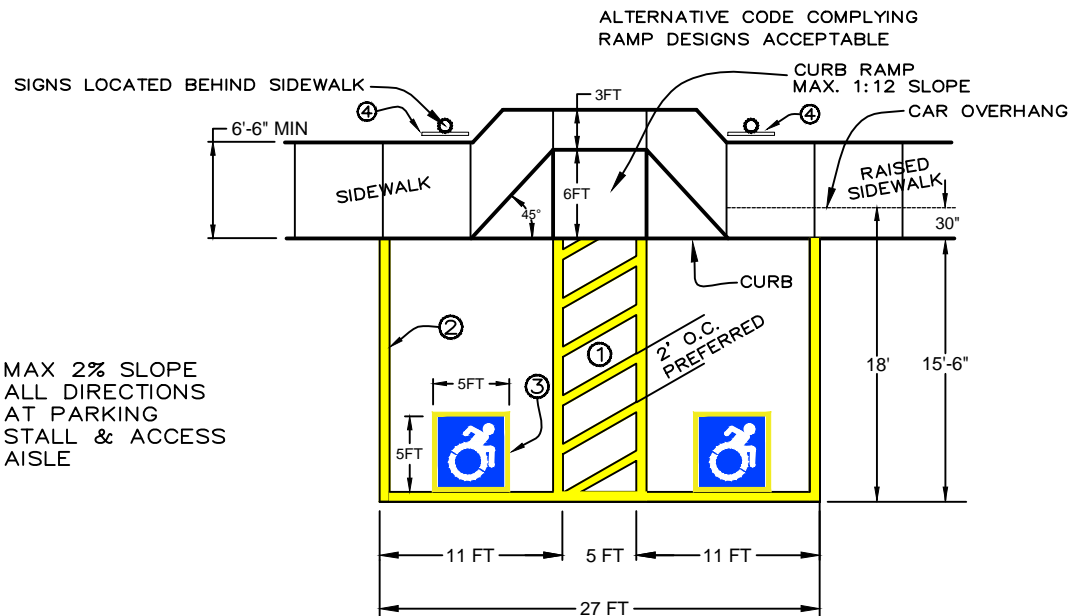
**ACCESSIBLE PARKING REQUIREMENTS**  
**PER CITY OF PHOENIX ZONING ORDINANCE SEC. 702.G**  
 Sheet 1 March 2013





## BACK TO BACK ACCESSIBLE PARKING

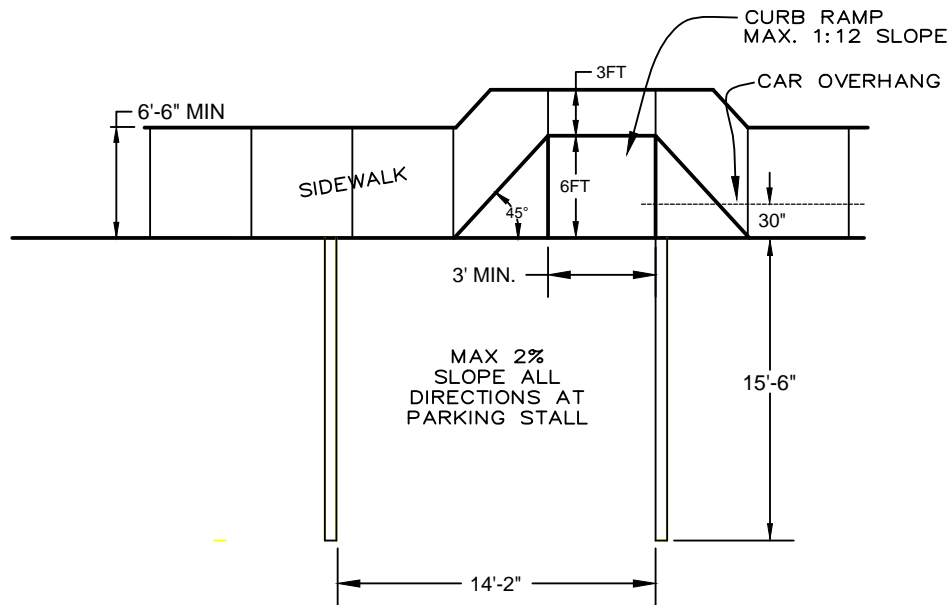
**ACCESSIBLE PARKING REQUIREMENTS**  
PER CITY OF PHOENIX ZONING ORDINANCE SEC.702.G  
Sheet 2 March 2013



## DOUBLE ACCESSIBLE PARKING

### NOTES:

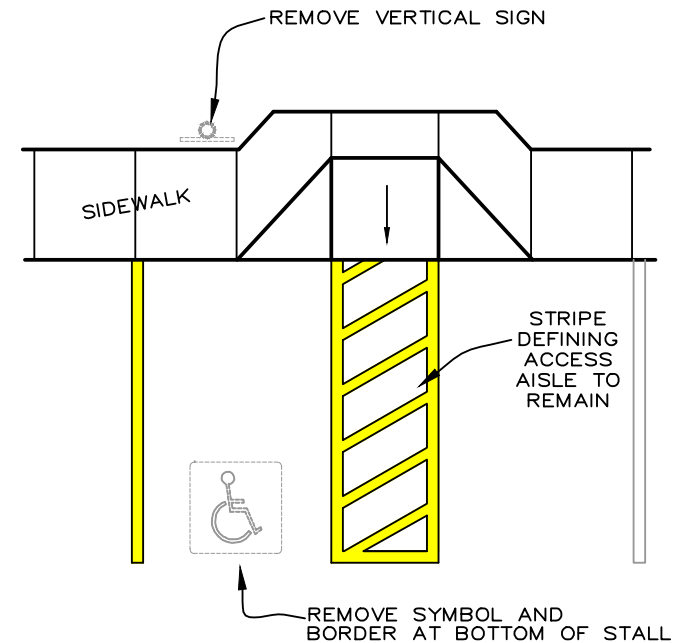
- ① 5 FT ACCESS AISLE REQUIRED. ACCESS AISLES LOCATED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
- ② ACCESS SPACES MUST BE PROMINENTLY OUTLINED IN COLORS OR MATERIALS CONTRASTING FROM REGULAR PARKING SPACES
  - \* 4" OUTLINE STRIPING REQUIRED (TRAFFIC YELLOW PREFERRED)
  - \* ACCESS AISLE SHALL BE CLEARLY MARKED (CROSSHATCHING STRIPES SPACE 2 FT O.C. PREFERRED)
- ③ INTERNATIONAL ACCESSIBLE SYMBOL REQUIRED, BLUE AND WHITE SYMBOLS PREFERRED. A SYMBOL CAN BE DISPLAYED WITHOUT BLUE BACKGROUND. PREFERRED SYMBOL SHOWN.
- ④ ACCESSIBLE SIGN REQUIRED – MUST NEVER BE OBSCURED. RECOMMENDED LOCATION IS TO BE NO GREATER THAN 10 FEET FROM CURB.
- ⑤ ONE OUT OF EVERY 6 SPACES SHALL BE VAN ACCESSIBLE AND HAVE A MINIMUM VERTICAL CLEARANCE OF 8 FT 2 INCHES AT GARAGE AND UNDER CONOPIES. THE VERTICAL SIGN SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE"
- ⑥ CURB STOPS ARE REQUIRED WHERE SIDEWALKS ARE FLUSH WITH THE PARKING SPACES. CURB STOPS AT OTHER LOCATIONS ARE OPTIONAL.
- ⑦ SEE PARKING AREA DIMENSION POLICIES FOR ANGLED PARKING.
- ⑧ WHERE A TOTAL OF 4 OR FEWER PARKING SPACES ARE PROVIDED, IDENTIFICATION OF ACCESSIBLE PARKING SPACES SHALL NOT BE REQUIRED. ACCESSIBLE PARKING SPACE DIMENSIONS SHALL BE MAINTAINED AND THE ACCESS AISLE SHALL BE PROVIDED.
- ⑨ SEE ZONING ORDINANCE SECTION 702 AND SHEET 3 FOR THE LAYOUT SPECIFICATION FOR ASSIGNED MULTI FAMILY ACCESSIBLE PARKING SPACES.



## ADAPTABLE/ACCESSIBLE PARKING SPACE (ASSIGNED MULTI FAMILY)

- \* COMBINED PARKING STALL AND AISLE
- \* MIN. VERTICAL CLEARANCE OF 80"
- \* ASSIGNED PARKING SPACES ARE NOT REQUIRED TO BE STRIPED, SIGNED OR MARKED AS ACCESSIBLE PARKING

**ACCESSIBLE PARKING REQUIREMENTS**  
PER CITY OF PHOENIX ZONING ORDINANCE SEC.702.G  
Sheet 3 February 2013



## EXISTING ACCESSIBLE SPACE CONVERTED TO ADAPTABLE/ACCESSIBLE (ASSIGNED MULTI FAMILY)

- \* SEE PLANNING AND DEVELOPMENT DEPARTMENT TRAFFIC PLAN REVIEW SECTION FOR APPROVAL TO IMPLEMENT THIS OPTION



## Building Code and Zoning Ordinance requirements for the units, parking and routes

This handout serves as a tool to determine when accessible units, parking stalls and pedestrian routes are required for residential projects. It incorporates the related requirements of accessibility from the city of Phoenix Zoning Ordinance and the Phoenix Building Construction Code (2012 IBC), including city of Phoenix amendments.

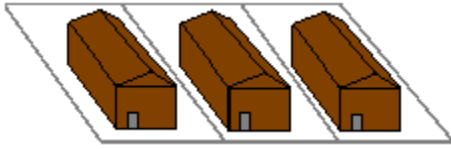
### INDEX

- Type 1: Single Family detached or duplex, one lot
- Type 2: Multiple single family detached or duplex, one lot
- Type 3: Triplex
- Type 4: Multiple triplexes, one lot
- Type 5: Four or more structurally separate single family homes that are side by side
- Type 6: Four or more attached units, one lot
- Type 7: Three or more units that are connected by stairs or a walkway or similar, which is structurally tied to the buildings
- Type 8: Various building types, one lot
- Type 9: Three or more attached units, multistory buildings with single floor units
- Type 10: Three or more attached units, multistory buildings with multistory units not provided with an elevator
- Type 11: Three or more dwelling units, multistory buildings with multistory dwelling units with elevator service to only one floor
- Type 12: Three or more dwelling units where there is no elevator service provided in the building and the ground floor contains private garages.
- Type 13: Three or more dwelling units where there is no elevator service provided in the building and the ground floor contains another use or there is elevator service to only the lowest story of dwelling units.
- Type 14: Three or more dwelling units on a site with multiple non-elevator buildings and there is site impracticality, as specified.
- Type 15: Three or more dwelling units where the lowest floor or the lowest structural building member is required to be at or above the design flood elevation resulting in too steep a condition for accessibility to be feasible, as specified.

**NOTE:** Type A units are required only when there are more than 20 units on the site.  
 Type A is applicable to buildings with three or more units.  
 Type B is applicable to buildings with four or more units.

For more information or for a copy of this publication in an alternate format, contact Planning & Development at (602) 262-7811 voice / (602) 534-5500 TTY.

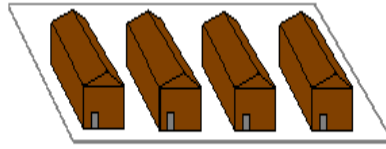
1.



**Single family detached, or duplex, one lot:**

- Bldg Code: R3
- Accessible Units: Not required (IRC R320.1, IBC 1107.6.3)
- Resident Accessible Parking: Not required
- Visitor Accessible Parking: When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702.G1c (attached)
- No accessible route required. Pedestrian routes should be provided per the Zoning Ordinance.

2.



**Any number of single family detached or duplex, one lot:**

- Bldg Code: R3
- Accessible Units: Not required (IRC R320.1, IBC 1107.6.3)
- Resident Accessible Parking: Not required
- Visitor Accessible Parking: When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702.G1c (attached)
- No accessible route required to the units. Pedestrian routes should be provided per the Zoning Ordinance.

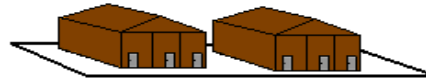
3.



**Triplex, one lot:**

- Bldg. Code: R2 & R3
- Accessible Units: Not required (IRC R320.1, IBC 1107.6.2, 1107.6.3)
- Resident Accessible Parking: Not required
- Visitor Accessible Parking: When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702.G1c (attached)
- No accessible route required to the units. Pedestrian routes should be provided per the Zoning Ordinance.

4.



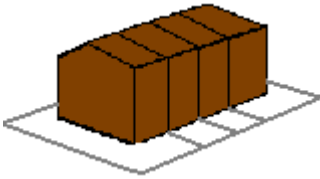
**Any number of triplexes, one lot: (See type 9-15 for exceptions)**

- Bldg. Code: R2 & R3
- Accessible Units: Type A required (IRC R320.1, IBC 1107.6.2, 1107.6.3)
- Accessible Parking: Required if there are Type A units - See Phoenix Zoning ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking

If there are no Type A units due to exceptions see Accessible parking requirements per type 1.

- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

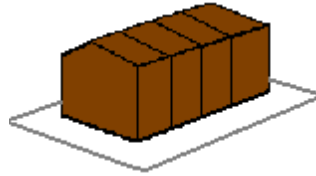
5.



**Structurally separate single family homes on one lot or separate lots, independent utilities and service (even if they are zero lot line, side by side):**

- Bldg. Code: R3
- Accessible Units: Not required (IRC R320.1, IBC 1107.6.3)
- Resident Accessible Parking: Not required
- Visitor Accessible Parking: : When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702G1c (attached)
- No accessible route required to the units. Pedestrian routes should be provided per the Zoning Ordinance.

6.



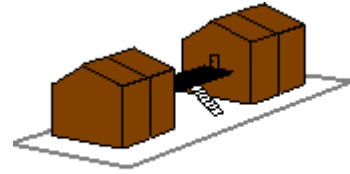
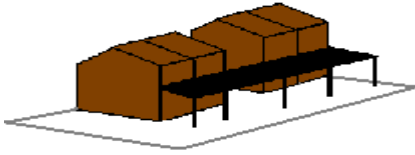
**Four or more attached units on one lot or on individual lots if allowed by a Building Code Modification. Includes Building Code R2 multifamily buildings and buildings with 4 or more Building Code R3 units separated by fire walls. (See type 9 -15 for exceptions)**

- Bldg Code: R2 & R3
- Accessible Units: Types A&B required. Type A is based on numbr of units in buildings with three or more units. Type B is applicable to only the buildings with four or more units. (IRC R320.1, IBC 1107.6.2.,1107.6.3)
- Accessible Parking: See Phoenix Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking

If there are no Type A or B units due to exceptions see accessible parking requirements per type 1.

- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

7.



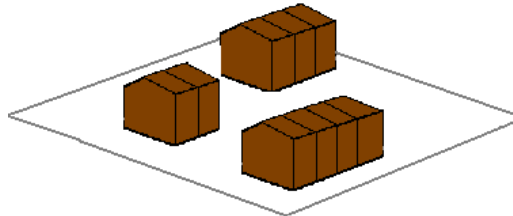
**Three or more units that are connected, such as by stairs or a walkway that is structurally tied to the main body of the building (See type 9-15 for exceptions)**

- Bldg. Code: R2 & R3
- Accessible Units: Types A & B required. Type A is based on number of units in buildings with three or more units. Type B is applicable to only the buildings with four or more units. (IRC R320.1, IBC 1107.6.2, 1107.6.3)
- Accessible Parking: – See Phoenix Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking

If there are no Type A or B units due to exceptions see accessible parking requirements per type 1.

- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

8.



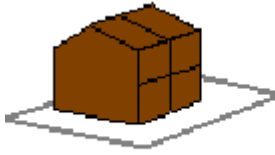
**Site with varying # of attached units, one lot: (See type 9-15 for exceptions)**

- Bldg. Code: R2 & R3
- Accessible Units: Types A & B required. Type A is based on number of units in all buildings with three or more units. Type B is applicable to only the buildings with four or more units. (IRC R320.1, IBC 1107.6.2, 1107.6.3)
- Accessible Parking: – See Phoenix Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking

If there are no Type A or B units due to exceptions see accessible parking requirements per type 1.

- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

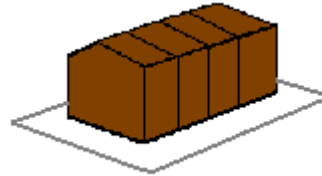
9.



**Three or more attached units, multistory building with single level units:**

- Bldg. Code: R2
- Accessible Units: Types A & B required. Applicable to ground floor units only in buildings without an elevator and all units in buildings with an elevator. Type A is based on number of units in all buildings with 3 or more units. Type B is applicable to only the buildings with 4 or more units. (IBC 1107.6.2, 1107.7.1)  
 Note: For buildings with three or more dwelling units where there is no elevator service provided and the ground floor contains another use, see type 14. If one or more ground level dwelling units are added to the building, type A & B apply only to the ground floor per IBC 1107.7.1.1.
- Accessible Parking: Required – See Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking
- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

10.

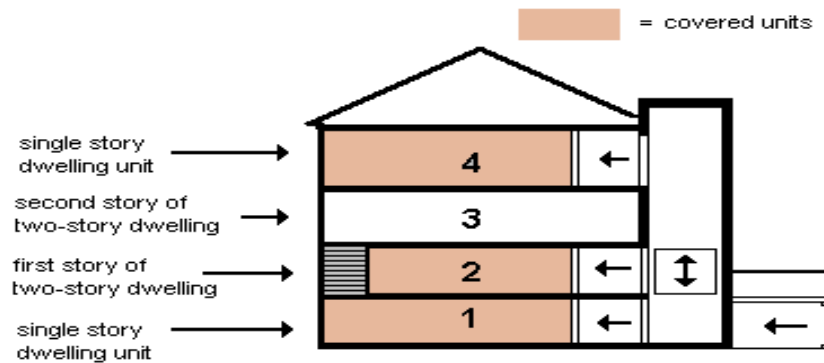


**Three or more attached units, multistory building with multistory units not provided with an elevator:**

- Bldg Code: R2 & R3
- Accessible Units: Not required (IBC 1107.6.2, 1107.6.3, 1107.7.2 as amended by the city of Phoenix)
- Resident Accessible Parking: Not required (IBC 1107.6.2, 1107.6.3, 1107.7.2 as amended by the city of Phoenix)
- Visitor Accessible Parking: When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702.G1c (attached)
- No accessible route required to the units. Accessible routes required connecting leasing offices, clubhouses to public transportation stops, accessible parking, and public streets or sidewalks. Accessible routes are recommended connecting active amenities such as pools to accessible visitor parking. Pedestrian routes should be provided per the Zoning Ordinance.



11.

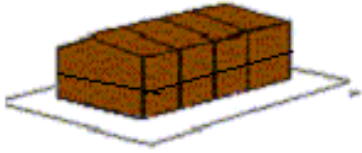


**Three or more dwelling units, multistory building with multistory dwelling units with elevator service to only one floor**

- Bldg Code: R2
- Accessible Units: Types A & B required. Type A is based on number of units in all buildings with three or more units. Type B is applicable to only the buildings with 4 or more units. An accessible route is required to all levels of a 2-story Type A unit. Type B requirements are applicable to the floor provided with elevator service and the primary entry to the unit and a toilet facility shall be provided on that floor. (IBC 1107.6.2, 1107.7.2)
- Accessible Parking – See Phoenix Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking

Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

12.



Three or more dwelling units where there is no elevator service provided in the building and the ground floor contains private garages only and the garage footprints are used for the footprints of the remaining floors.

- Bldg. Code: R2
- Accessible Units: Types A & B required for one level units above the garages. (IBC 1107.6.2). Type A is based on number of units in buildings with 3 or more units. Type B is applicable to only the buildings with 4 or more units. Not required for multi-story units above garages or if there is living space on the lower level adjacent to the garage, defining it as a multi-story unit (IBC 1107.7.2. See type 10).
- Accessible Parking: Required if there are Type A or B units.– See Phoenix Zoning Ordinance Section 702.G1b&c attached
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking
 If there are no Type A or B units see accessible parking requirements per type 1.
- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

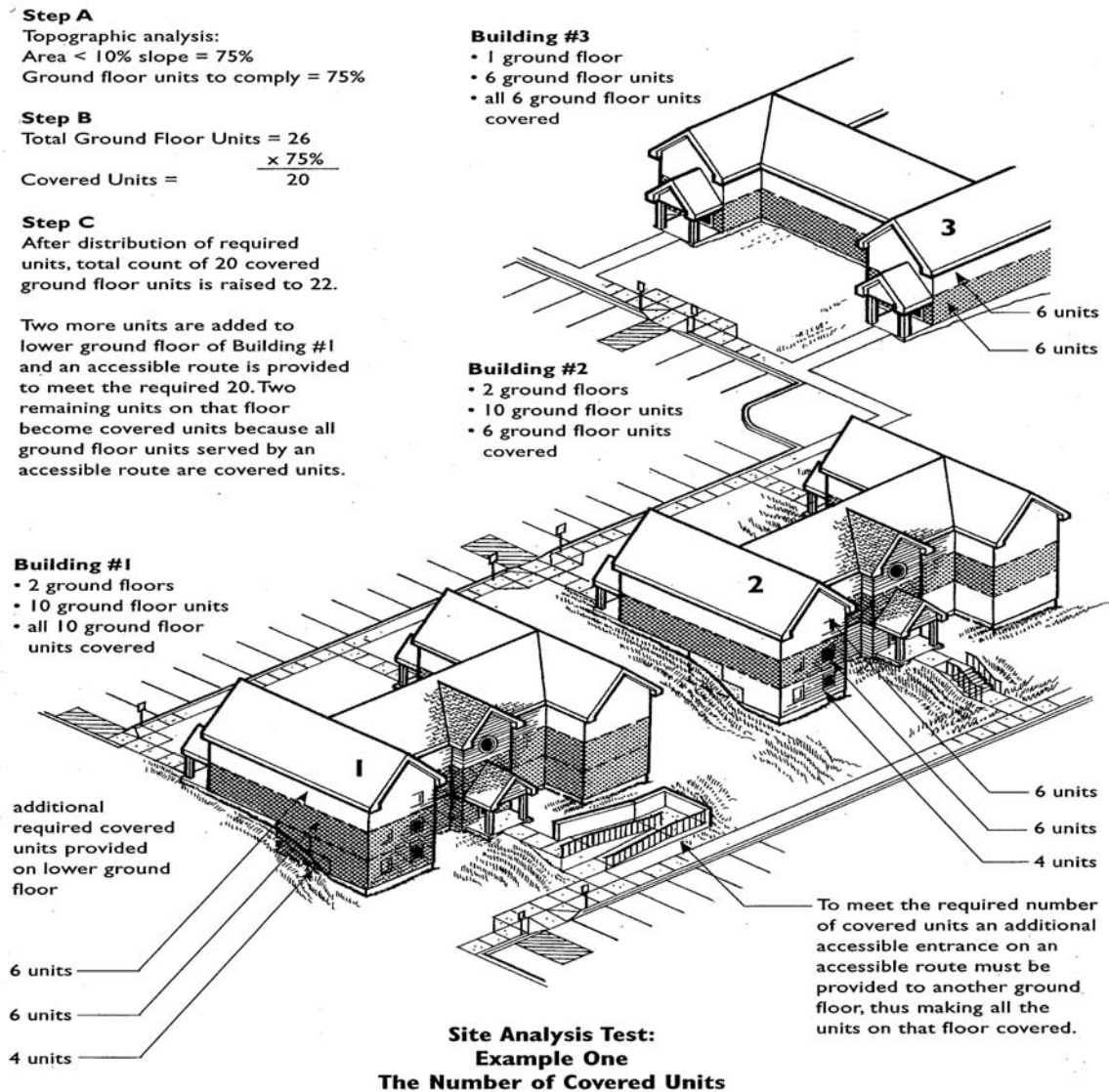
13



Three or more dwelling units where there is no elevator service provided and the ground floor contains another use or where there is elevator service to only the lowest story of the dwelling unit.

- Building Code R2
- Accessible units: Types A & B required. Types A and B only applies to the lowest level containing a dwelling unit and if that level has one or more single level units, two story units are exempt. Type A is based on number of units in all buildings with 3 or more units. Type B is applicable to only the buildings with 4 or more units. (IBC 1107.6.2,. 1107.7.3) See note for type 9.
- Accessible Parking: Required if there are Type A or B units.– See Phoenix Zoning Ordinance Section 702.G1b&c attached
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking
 If there are no Type A or B units see accessible parking requirements per type 1.
- Accessible routes required to accessible units, connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

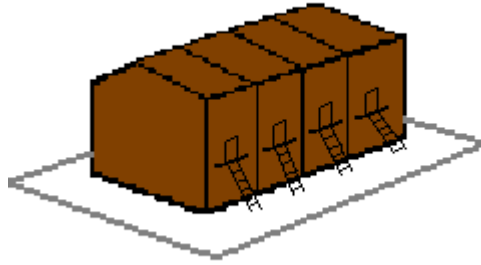
14.



Three or more dwelling units on a site with multiple non-elevator buildings and there is site impracticality.

- Building cod R2 and R3
- Accessible Units: Type A and B required. Type B may be reduced based on site impracticality (1107.6.2, 1107.7.4)
- Accessible Parking: – See Phoenix Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking
- If there are no Type A or B units due to exceptions see accessible parking requirements per type 1.
- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

15.



**Three or more dwelling units where the lowest floor or the lowest structural building members of non-elevator buildings required to be at or above the design flood elevation resulting in:**

A difference in elevation between the minimum required floor elevation at the primary entrance and all vehicular and pedestrian arrival points within 50 feet (15 240 mm) exceeding 30 inches (762 mm), and

A slope exceeding 10 percent between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet (15 240mm)

- Bldg. Code: R2 & R3
- Accessible Units: Not required (IRC R320.1, IBC 1107.6.2, IBC 1107.7.5)
- Resident Accessible Parking: Not required
- Visitor Accessible Parking: When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702.G1c (attached)
- No accessible route required for this use only. Pedestrian routes should be provided per the Zoning Ordinance.

**Phoenix Zoning Ordinance Sections 702.G1b&c**

**G. Accessible Parking. \*18**

1. **Number of accessible parking spaces.** All off-street parking areas shall include reserved spaces for use by persons with disabilities according to the following requirements: \*18
  - b. Multiple-family housing containing accessible or adaptable dwelling units shall be provided in accordance with the **U.S. Department of Housing and Urban Development Fair Housing Accessibility Guidelines** and as follows: \*18
    - (1) Not less than two percent of all parking provided shall be accessible, including not less than two percent of any parking spaces assigned to individual apartment units and not less than two percent of all unassigned parking spaces. \*18
    - (2) Where different types of parking are provided, such as uncovered parking, shade-covered parking, detached garages, carports or garages attached to apartment units, or garage structures, not less than two percent but not less than one of each different type of parking space shall be accessible. \*18
    - (3) Where parking spaces are assigned to and designated for individual apartment units, the required accessible parking space shall be not less than 14'-2" in width and not less than 80" in unobstructed height. Assigned parking spaces are not required to be striped, signed or marked as accessible parking. Where parking spaces are not designated for individual apartment units, the required accessible parking shall comply with Section 702.G.1.c, for size, marking and signage. \*18
    - (4) Where parking is provided and designated for common area amenities, not less than one such space shall be accessible and shall comply with Section 702.G.1.c for size, marking and signage. \*18
    - (5) Where parking is provided and designated for leasing offices, not less than one such space shall be accessible and shall comply with Section 702.F.1.c. \*18
  - c. Uses not listed in Section 702.G.1.a or b shall be provided in accordance with Table 1 which is based upon the total amount of unreserved parking spaces provided. \*18 \*24

**Table 1**  
**Required Number of Accessible Parking Spaces**

| <b>Total Parking in Lot</b> | <b>Required Number of Accessible Spaces</b>             |
|-----------------------------|---|
| 1 to 25                     | 1   |
| 26 to 50                    | 2   |
| 51 to 75                    | 3   |
| 76 to 100                   | 4   |
| 101 to 150                  | 5   |
| 151 to 200                  | 6   |
| 201 to 300                  | 7   |
| 301 to 400                  | 8   |
| 401 to 500                  | 9   |
| 501 to 1,000                | 2 percent of total                                      |
| 1,001 and over              | 20 plus 1 for each 100, or fraction thereof, over 1,000 |

**City of Phoenix Related Documents:**

- Site Accessibility Guidelines
- Accessible Routes For Multi-Family Accessible or Adaptable Housing Units and Amenities

**Definitions:**

**Dwelling Unit Type A** is a dwelling unit that is designed and constructed for accessibility in accordance with the 2012 IBC and the 2009 ICC A117.1. In multifamily complexes containing more than 20 dwelling units, at least 2% but not less than one of the dwelling units shall be Type A units. See ICC 1107.7 for more specific information and exceptions. These dwelling units provide a higher level of accessibility than Dwelling Unit Type B. The 2% resident accessible parking shall be located closest to the units. In Group R-2 occupancies containing more than 20 dwelling units or sleeping units, which are located within 1320 feet of the light rail station platform, at least 6%, but not less than one, of the units shall be a Type A unit.

**Dwelling Unit Type B** is a dwelling unit that is designed and constructed for accessibility in accordance with 2009 ICC A117.1. In multifamily complexes, all ground floor units in buildings without an elevator and all units in buildings with elevators shall be Type B units. This unit matches the requirements of Fair Housing Act for Accessible units.

**Accessible Amenity** is an amenity required to be accessed by an accessible route. It is an active area including an amenity such as a ramada, swimming pool, tot lot, game court, barbeque or formalized seating. The accessible route shall connect the amenity to the adjacent street or sidewalk. Passive areas not required to have an accessible route are small turfed or decomposed granite retention basins or open areas without formal amenities. See IBC 1109.15 for recreational and sports facilities.



|                      |   |
|----------------------|---|
| <b>Issue Date</b>    | August 14, 2006, Revised August, 2013                 |
| <b>Code/Section</b>  | IBC 1108.2.9.1, 1109.11, 1109.11.1; ADA Standards 226 |
| <b>Approved:</b>     | Technical Review Team                                 |
| <b>Developed By:</b> | Janet Reed Architect                                  |

### Issue:

Regarding accessible seating at fixed booth seating in restaurants and bars:

- 1) Are booths required to be accessible if accessible fixed tables are provided?
- 2) At accessible spaces at booths can the space be at the open end of the booth, generally in the aisle, oriented at 90 degrees from the fixed bench seating?
- 3) How many spaces are required when there are several different types of fixed tables and booths such as 2-person, 4-person and 8-person? Five percent with a minimum of one at each type of booth?

### Interpretation:

IBC Section 1109.11 states "Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible".

IBC 1109.11.1 states "Accessible fixed or built-in seating at tables counters or work surfaces shall be distributed throughout the space or facility containing such elements...."

1. It is clear in the code that 5% of fixed seating shall be accessible. The code does not require the distribution to be among every different type. The accessible seating may be at either the booths or at fixed tables, if both are provided and the accessible spaces are distributed throughout. When looking at distribution it is important to see that it is distributed in areas used for different uses such as at the bar area as well as dining area.
2. When the accessible seating is at booths, placing the required seating always at the end of the table is not acceptable. The booths should include space(s) on the side to accommodate the intent of the requirement. If more than one space is required they could be mixed including ends of tables and sides of booths, as long as the location is out of the path of travel used by the public or service personnel.
3. Only 5% of seating at fixed tables are required to be accessible. If only one accessible space is required it should be at the majority type of fixed tables or booths. If there is more than one accessible space required it must be distributed among the various types of tables and booths.

This publication can be made available in alternate formats (Braille, large print or digital media) upon request. Contact Planning & Development at (602) 262-7811 voice or (602) 534-5500 TTY.



## Accessibility, Bar Counters Citywide Modification Approval

|                      |  |
|----------------------|--|
| <b>Issue Date:</b>   | December 17, 2012  |
| <b>Code/Section:</b> | 2012 IBC Sections 1108.2, 1108.2.9 and<br>2010 ADA Standards Section 226 |
| <b>Approved:</b>     | Technical Review Team 12/17/12   |
| <b>Developed By:</b> | Janet Reed, Architect, Code Consistency Coordinator for Accessibility    |

### Subject:

To allow the use the 2012 IBC and 2010 ADA Standards. When there is a counter where food or drink is consumed what are the requirements for accessible seating? Does a section of the counter have to be accessible?

### Conclusion:

Per Section 1108.2.9.1 of the 2012 IBC, 5% of the dining surfaces for consumption of food and drink shall be accessible. The accessible seating can be located at the bar counter or at fixed or non-fixed tables in the vicinity of the bar counter.

- If the bar counter is the only seating in the bar vicinity then a portion of the bar counter shall be accessible.
- If the accessible seating is located at **fixed** tables then the architectural plans must show the accessible seating locations.
- If the accessible seating is located at **non-fixed** tables then the architectural plans must show the accessible seating locations or include a note that 5% of the seating at the non-fixed tables in the vicinity of the counter shall be accessible.

### Notes:

- The requirements for counters per 2012 IBC Section 1109.11 are not intended for bar counters where food or drinks are consumed. Section 1108.2.9.1 is more specific to counters for consumption of food and drink.
- The requirements for point of sale and service counters per 2012 IBC section 1109.12.3 and 2010 ADA Standards Section 227 are not intended for bar counters where food or drinks are consumed.





|                      |   |
|----------------------|---|
| <b>Issue Date</b>    | July 1, 2005, Updated April 25, 2013                      |
| <b>Code/Section</b>  | Chapter 11 Section 1109.12.3, ADA Standards Section 227.3 |
| <b>Approved:</b>     | Tom Wandrie, Building Official                            |
| <b>Developed By:</b> | Janet Reed, Architect                                     |
| <b>References:</b>   | 2012 IBC, 2010 ADA Standards                              |

**Question:**

Are both counters required to have a section at an accessible height when there are two service counters accessed by the same receptionist's area, one adjacent to a lobby and the other in an adjacent room? These are generally seen in a Medical office where the second counter is used for paying prior to leaving.

**Interpretation:**

Only one counter shall have an accessible section when served by the same employee area. This is based on ADA Standards Section 227.3 and the IBC Commentary for IBC 1109.12.3. The IBC Commentary gives an example of a counter for hotel registration and one for check-out. It states that "one lower counter height can be provided at which both functions are accomplished." COP is in agreement with the IBC Commentary.

Note that per ANSI 904.3 the accessible portion of counter shall extend the same depth as the non accessible counter. No counters stuck on the front, including flip up counters, are allowed to serve as the accessible counter. This is reinforced by the IBC Commentary which states "An extra piece of counter stuck on the front of the service counter is not acceptable in new construction."

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|                      |   |
|----------------------|---|
| <b>Issue Date</b>    | November 6, 2001; Updated August 2011, March 18, 2013             |
| <b>Code/Section</b>  | 2012 IBC Section 1104   |
| <b>Approved:</b>     | Technical Review Team   |
| <b>Developed By:</b> | Janet Reed, Architect, Accessibility Code Consistency Coordinator |
| <b>References:</b>   | 2010 ADA Standards, ICC A117.1 2009, IBC 2012                     |

## **A. PARKING**

1. **Multi-family Residential** (4 or more attached units including apartments, condos, townhouses, with no individual lot sales). See separate document "Accessibility Requirements for Residential Occupancies" for classification.
  - a. Accessible parking spaces provided for residents shall be located as close as possible to the type A units as defined in IBC.
  - b. If there are more than two accessible spaces required they shall be dispersed on the site, located as per "a." above.
2. **Single Family Houses, Duplexes and Triplexes** (triplexes no more than six per lot)  
No requirements except for model homes and for visitor parking provided for community facilities.
3. **Covered Parking**
  - a. Accessible spaces under shade canopies do not have to be on the shortest route to the building entrance if there are uncovered spaces on the shortest route. Wherever the covered parking is located, the accessible parking spaces shall be the closest space in the covered parking to the building entrance or amenity.
  - b. Where parking is provided in a parking garage or under shade canopies, the ratio of covered to uncovered accessible parking spaces shall not be less than the ratio of covered to uncovered non-accessible parking spaces with the following exceptions:
    - i. When parking spaces are covered by solar panels, accessible covered spaces are not required to be provided. The primary purpose of the solar panels is not to shade the parking stalls.
    - ii. When the required number of accessible parking stalls is exceeded, the additional accessible stalls may be uncovered.
4. **Accessible Striping and Signing:** All accessible parking spaces shall be marked and signed in accordance with the city of Phoenix, Accessible Parking Requirements handout with the following exceptions:
  - a. Where a total of four or fewer parking spaces, including accessible parking spaces, are provided on a site, identification of accessible parking spaces shall not be required. The accessible aisle shall be outlined with cross hatching and accessible routes provided.
  - b. In residential facilities, where parking spaces are assigned to specific residential dwelling units, identification of accessible parking spaces for residents shall not be required and is discouraged. An accessible route shall be provided. Accessible visitor spaces shall be identified.
5. **Electric Car Charging Stations:** Electric car charging stations will be treated as standard parking spaces. No special provisions for accessibility will be required. Accessible parking stalls that are required for a building or facility cannot be used for electric car charging stations, but additional accessible parking may be provided for car charging stations.

## **B. OPEN SPACES AND RETENTION AREAS**

1. **Active Areas** – Areas that include amenities such as but not limited to: ramadas, swimming pools, tot lots, game courts, barbecues and formalized seating need to be on an accessible route from the adjacent street or sidewalk.
2. **Passive Areas** – Passive Areas usually are small turfed or decomposed granite, retention basins or open spaces without formal amenities are not required to be accessible.

## **C. PEDESTRIAN ROUTES**

1. An accessible route is required from an accessible building entrance to a public street, regardless of whether there is an existing public sidewalk, unless it is in an industrial area and a Traffic Engineer determines that a public sidewalk is not likely to be built, or unless the only means of access between the entrance and the public street is a vehicular way not providing for pedestrian access per IBC 1104.1.
2. Multiple accessible routes may be required from a building entrance to a public street if the general public uses more than one route. ADA Standards 206.2 requires one route to the building entrance but ADA Standards 206.3 requires the route to coincide with or be located in the same area as general circulation paths. Per ADA Standards Advisory 206.2.1 where two or more similar site arrival points such as bus stops, serve the same accessible entrance or entrances, both bus stops must be on accessible routes. See Examples 1-4 for suitable situations.
3. In multifamily residential projects there shall be an accessible route connection to all accessible and adaptable apartment unit entrances and all amenities such as pools and clubhouses as provided by the current "Fair Housing Accessibility Guidelines." See separate document, "Accessible Routes for Multifamily Accessible or Adaptable Housing Units and Amenities."
4. A 4 foot clear sidewalk (exclusive of vehicle overhang), should be provided on all pedestrian accessible routes where vehicles are permitted to overhang the sidewalk.
5. **Drive Aisle**  
Accessible routes in a drive aisle (travel parallel to traffic) are not allowed unless there is no other reasonable alternative.
6. **Model Home Complexes and Related Sales Offices/Sales Trailers**
  - a. Sales offices/trailers are required to be accessible. There must be accessible parking and an accessible route from the accessible parking aisle to the sales office/trailer and throughout the public portion of the sales office/trailer. Accessible toilet rooms shall be provided according to the Phoenix Construction Code. Temporary toilet facilities are permitted for a maximum of six months.
  - b. An accessible route is not required to, or through model homes. However, a no-step route to one of the model homes is required to be shown as a sales option per the Phoenix Construction Code. This route shall conform to the following:

Group R, Division 3 Occupancies containing not more than two dwelling units and part of a Model Home Complex shall be served by a route of travel. The route of travel shall be a continuous no-step path connecting each subdivision sales office or public way to the primary entry.

The route of travel shall conform to the following requirements:

- i. The running slope shall not exceed 1:12.
- ii. Routes of travel complying with this section are not required to have handrails.
- iii. The route of travel shall be a firm, stable, and slip resistant surface for a minimum width of 36" continuous and clear for a height of 7 feet above the route.
- iv. The entry to the model home shall have a maneuvering space of a minimum 48" by 48" on the exterior side of the door.
- v. The threshold at the entry shall not exceed 1/2 inch.

- vi. The no-step entry shall be identified by readily viewable signage.
- vii. Construction trailers are not required to be accessible.

**7. Handrail Colors**

Exterior handrails should be light in color to reflect heat.

**8. Suitable and Unsuitable Materials.**

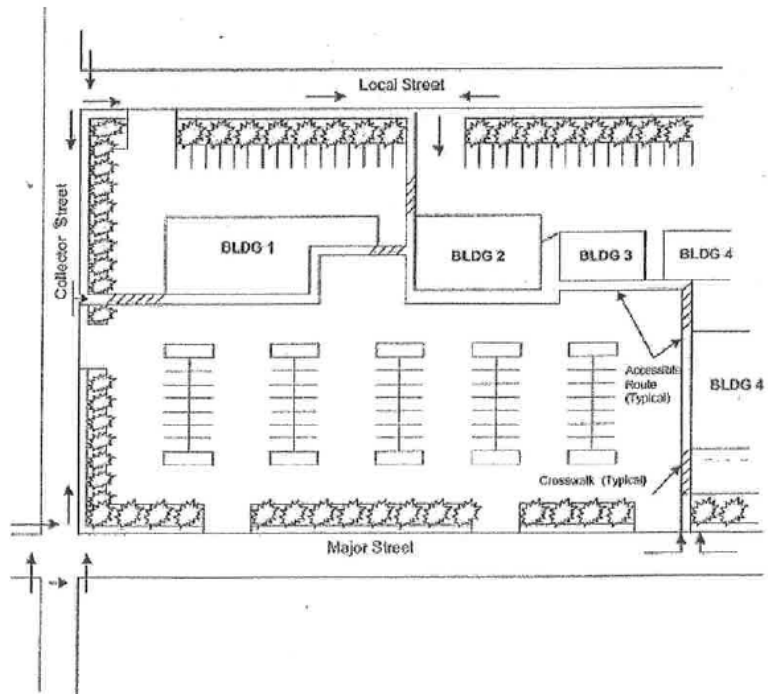
Suitable materials for accessible routes shall be stable, firm and slip resistant. A list of suitable and unsuitable materials is listed in the table below.

| <b>Suitable Materials for Accessible Routes</b>  |
|--|
| Concrete   |
| Asphalt  |
| Smooth Tile or equivalent                        |
| Ceramic  |
| Porcelain  |
| Marble   |
| Terrazzo   |
| Interlocking Pavers                              |
| Wood Decking                                     |
| <b>Alternate Materials for Accessible Routes</b> |
| Per Phoenix Construction Code Modification       |

### Example 1

Solution when a site has multiple routes that the general public would take.

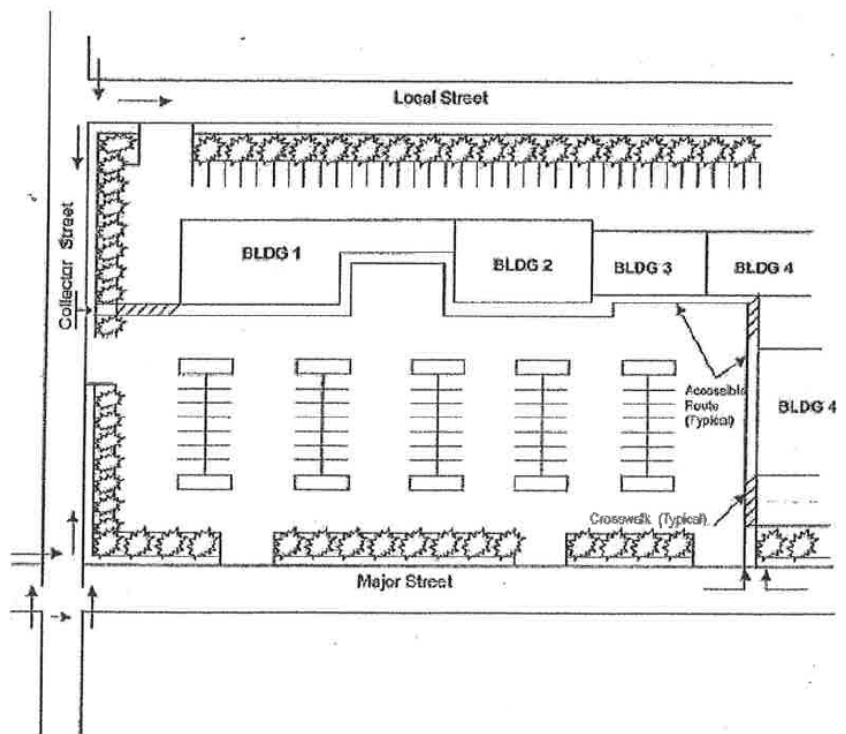
In this example a route is not needed for each building to the public street, but there should be a route to each of the three streets, if they would serve as normal routes for the general public.



### Example 2

Solution when a site has multiple routes that the general public would take.

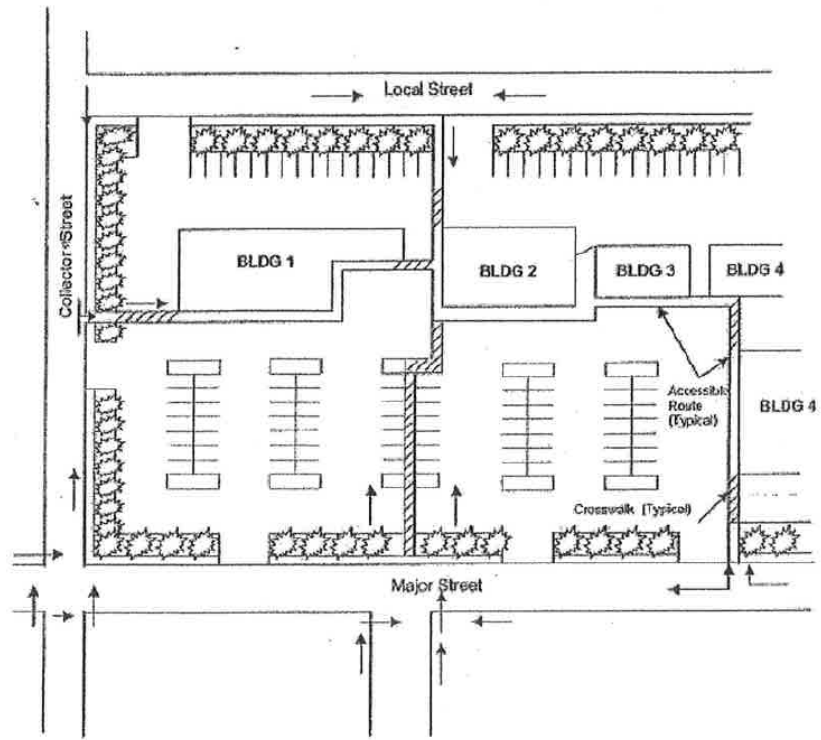
In this example a route is not needed for each building to the public street, but there should be one to each of the two streets that the general public access, general public cannot go directly to the local street, so a route is not needed to that street.



### Example 3

Solution when a site has multiple routes that the general public would take.

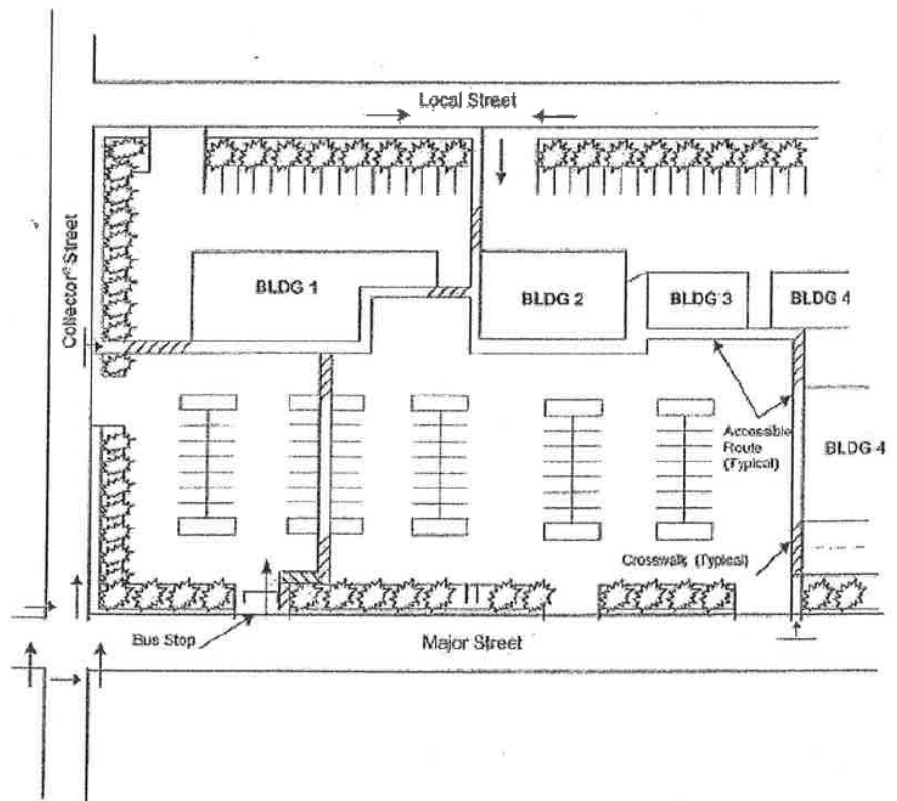
In this example a route is not needed for each building to the public street, but there should be a route to each of the three streets that the general public access. Note that in this configuration there should be an additional route to the major street for those who would cross the major street to the local street.



### Example 4

Solution when a site has multiple routes that the general public would take.

In this example a route is not needed for each building to the public street, but there should be a route to each of the three streets that the general public access. Note that in this configuration there should be an additional route to the major street for those who would cross the major street to the local street.





|                      |   |
|----------------------|---|
| <b>Issue Date</b>    | October 5, 2011, Rev. April 2013  |
| <b>Code/Section</b>  | 2012 IBC, Section 1004.1.2, Exception; Section 1104.4, Exception 4 & Table 1004.1.2 |
| <b>Approved:</b>     | Julie Belyeu, Building Official   |
| <b>Developed By:</b> | Janet Reed, Architect, Accessibility Code Consistency Coordinator                   |

**Issue:**

Develop a policy to use the exception to IBC 1004.1.2 to eliminate the requirement for an accessible route to a storage level (2<sup>nd</sup> floor in a 2-story building or mezzanine in a 1-story building).

**Interpretation:**

IBC Section 1104.4, Exception 4 exempts stories that have five or fewer occupants and no public use from the requirement for an accessible route. As an exception to the occupant load calculation method found in IBC Section 1004.1.2, the actual number of occupants for a space may be used, as approved by the Building Official. In order to use this exception, statistical data must be submitted by the owner or owner's agent of the space.

The owner or owner's agent must submit a letter requesting the actual occupant load to be permitted for the design occupant load. The letter must include the following:

- The size in square feet of the area(s) and the occupant load(s) per IBC Table 1004.1.2.
- Maximum actual occupant load that is anticipated in each separate applicable space.
- Purpose of this request (For the purpose of the exception for the accessible route per IBC Section 1104.4, Exception 4.)
- Statement that the story does not contain public use space.
- Owner's acknowledgement with their notarized signature.

The letter shall be submitted to the plan reviewer. The plan reviewer will send it on to the Accessibility Code Consistency Coordinator for review and acceptance. If accepted, the permit scope of work description shall state that the actual occupant load, per the owner, is being used for accessibility only per their letter dated \_\_\_\_\_. The letter shall be scanned by Records with the building permit. No code modification is necessary.



## Accessibility, Sinks for Employee Use

|                      |   |
|----------------------|---|
| <b>Issue Date</b>    | January 9, 2012   |
| <b>Code/Section</b>  | ADAAG 4.1.1 (3), IBC 1103.2.3 and Section 1109.3                      |
| <b>Approved:</b>     | Technical Review Team. January 9, 2012                                |
| <b>Developed By:</b> | Janet Reed, Architect, Code Consistency Coordinator for Accessibility |

### Issue:

Are sinks in employee work areas required to be accessible? Are sinks in medical patient examination rooms, not defined as employee work areas, required to be accessible?

### Interpretation:

Per ADAAG 4.1.1 (3) and IBC 1103.2.3 sinks in employee work areas, such as in medical laboratories, are not required to be accessible. This applies to the lab sinks and hand sinks in the employee work area. Regarding sinks in medical examination rooms, although a patient might use them and not in an area defined as an employee work area, their intended use is by the medical staff and therefore they are not required to be accessible. Accessible sinks in employee toilet rooms, kitchenettes and break rooms are required per IBC 1109.2 and 1109.4. Break room sinks do not require knee clearance unless the sink is used for food preparation and there is a cook top or conventional range, per ICC/ ANSI A117.1-2003 Sections 804.4 and 606.2. (The interpretations above are supported by the U.S. Department of Justice, ADA Office and the Access Board. It is consistent with the 2010 ADA Standards which will be effective 3/15/12.)

### In summary:

- Sinks in employee work areas are not required to be accessible, with the exception of sinks in toilet rooms, kitchenettes and break rooms.
- Sinks in public areas that are intended for employee use are not required to be accessible.

Note: The intention of the COP amendments to IBC 1109.3, which added exceptions 2 & 3, is to exempt sinks in employee areas with the exception of hand sinks in commercial kitchens. Per recent advice from the U.S. Department of Justice and Access Board, the hand sinks in commercial kitchens are also exempt per the ADA but per the IBC 1109.3 amendment, 5% of the hand sinks in commercial kitchens are required to be accessible.





## **Accessibility, Significant Changes ICC A117.1 - 2003 to 2009**

|                      |  |
|----------------------|--|
| <b>Issue Date</b>    | January 27, 2014                               |
| <b>Code/Section</b>  | ICC/ANSI A117.1 – 2003; ICC A117.1 - 2009      |
| <b>Approved:</b>     | Technical Review Team                          |
| <b>Developed By:</b> | Janet Reed, Planning & Development Team Leader |

### **404.2 .3 Obstructions to the Maneuvering Clearances at Doors**

Required door maneuvering clearances can no longer include knee and toe clearance. This prohibits protrusions such as counters or sinks from being located in door maneuvering.

### **405.9 Edge Protection Along Sides of Ramp Run**

Edge protection at sides of ramps was reworded for more clarity.

Three options are provided.

(Consistent with ADA Standards).

### **406.3 Curbs Along the Flared Sides of Curb Ramps**

The flared portion of the curb at curb ramps must now be painted if the adjacent curb edge is painted.

This provides a safer condition, avoiding tripping and missteps.

### **603.2 Clearances in Toilet and Bathing Rooms**

The required turning space in toilet rooms cannot be provided within a toilet stall.

This was always the intent but it was not stated.

### **603.5 Diaper Changing Tables**

This is a new section requiring diaper changing tables to be accessible. They shall be mounted at an accessible height, include a clear floor space for a forward approach, and an accessible latch or operable part.

### **604.7, 604.11.7 Dispensers for Water Closets and Toilet Compartments**

The location of the toilet paper dispenser has been modified to be measured from the rear wall. It differs from the ADA Standards. Since the ICC A117.1 standard is more beneficial, it should be followed. It meets the ADA as an alternate method that provides equivalent accessibility per ADA Standards Section 103.

### **604.9.3 Doors for Wheelchair Accessible Compartments**

A modification of the location of the door was made in large compartments allowing more design options.

**606.2 Clear Floor Space for Lavatories and Sinks**

The clear space for the parallel approach must now be centered on the fixture.

**607.4.1.1, 607.4.2.1 Grab Bars at Bath Tubs**

Modifications of grab bar locations were made.

(Consistent with ADA Standards).

**608 Shower Compartments**

There are three styles of showers. The roll-in type shower, both standard and alternate, now requires seats. They shall be folding or fixed.

Grab bar locations were modified due to the new seat requirement.

Modifications of locations of controls and hand showers were made.

(Consistent with ADA Standards).

**609 Grab Bar Clearance and Height**

Provisions were added for recessed dispensers adjacent to toilets.

**612 Saunas and Steam Rooms**

This is a new section requiring a turning space and bench within saunas and steam rooms.

(Consistent with ADA Standards).

**703 Signs**

Scoping was added to specify the requirements based on type of sign. A single sign is allowed or two separate signs. A visual sign can be located anywhere with a separate raised and braille sign located at the door jamb.

(Consistent with ADA Standards).

**802 Assembly Areas**

Each individual wheelchair space must now be on an accessible route. (A group of wheelchair spaces can no longer be designed such that one person must move to allow another person to pass).

The location of the companion seat in relation to the wheelchair seat is now specifically dimensioned

(Consistent with ADA Standards).

**802.10 Wheelchair Space Dispersion**

The separation requirement of wheelchair space locations was deleted. Dispersal of wheelchair spaces in movie theaters shall now be located in the rear 60% of the seats.

**804 Kitchens and Kitchenettes in Common Use Spaces and Accessible Units**

Accessible kitchen storage is no longer required. (Note that ICC A117.1 Section 905 and IBC 1109.8 do not apply to kitchens and kitchenettes).

**804.5.4, 804.5.5, 1003.12.5.4, 1003.12.5.5, 1004.12.2.3, 1004.12.2.4 Cooktops and Ovens**

Cooktop and oven requirements were coordinated.

Range requirements were split out from cooktop requirements.

Clear floor space at ovens and cooktops were revised.

Appliance controls are less restrictive.

**903 Benches in Locker Rooms, Fitting Rooms and Dressing Rooms**

Two options are offered for the clear floor space at the bench.

An alternative height for children's benches was added.

Note that section 903 of the 2010 ADA Standards has more restrictive clear floor space location.

**1002.3, 1003.3 Accessible Route and Turning Space for Accessible and Type A Units**

The method for determining an exemption for the turning space on small balconies was revised. (Coordinated with ADA Standards).

Additional exemptions were added for the turning spaces in non-accessible toilet rooms and closets.

**1002.5, 1003.5, 1004.5 Doors and Doorways**

Numerous exceptions were added.

A new requirement for the Type B units maneuvering clearance at the primary entry door now exceeds the Housing and Urban Development's (HUD) Fair Housing Accessibility Guidelines (FHAG).

**1002.9, 1003.9, 1004.9 Operable Parts**

Electrical panel boards must now be accessible (with an exception of compliance with Section 309.4). This exceeds FHAG for Type B units.

Exceptions were added for certain outlets and redundant controls.



## Accessibility, Significant Changes IBC 2006 to 2012

|                      |  |
|----------------------|--|
| <b>Issue Date:</b>   | January 27, 2014                               |
| <b>Code/Section:</b> | IBC 2006, IBC 2012 Accessibility Sections      |
| <b>Approved:</b>     | Technical Review Team                          |
| <b>Developed By:</b> | Janet Reed, Planning & Development Team Leader |

### **IBC 1007.3, exception 2**

Areas of refuge are not required at stairways in buildings equipped throughout by an automatic sprinkler system.

### **IBC 1007.3, exception 6**

Areas of refuge are not required in R2 occupancies

### **IBC 1007.4, exceptions 2 through 4**

Elevators that are considered part of an accessible means of egress now have additional exceptions.

### **IBC 1007.7**

Exterior areas for assisted rescue now include more specific requirements.

### **IBC 1012.6**

The extensions on handrails shall be in the same direction as the stair or ramp run.

### **IBC 1103.2.3**

Raised employee work areas are now exempt from the accessible route if they are less than 300 SF. This matches the ADA Standards and is larger than the previous exception which was less than 150 SF.

### **IBC 1103.2.13**

New section for live/work units.

### **IBC 1104.3.1**

Common use circulation paths within work areas are now exempt from an accessible route if less than 1000 SF. This matches the ADA Standards and is larger than the previous exception which was less than 300 SF.

### **IBC 1108.2**

This section now refers to IBC section 1108.2.9 for dining areas. This reference was the basis for the new City of Phoenix interpretation regarding seating at bar counters. There is no referral for dining areas to the IBC section on service counters and therefore accessible

seating at tables in the vicinity of the bar is an acceptable alternative to an accessible section of bar.

**IBC 1109.2, exceptions 3 and 4**

These exceptions which were in the 2006 IBC can now be used because they now match the 2010 ADA standards.

**Exception 3:** 50% of clusters of single-user toilet or bathing rooms shall be accessible.

**Exception 4:** Where there is only one urinal, the urinal is not required to be accessible.

**IBC 1109.2.3**

Where there are six or more lavatories in a toilet room or bathing facility, at least one lavatory with enhanced reach ranges is required.

**IBC 1109.6**

New section for saunas and steam rooms.

**IBC 3411.1**

Type B units are no longer exempt in existing buildings other than as specified in other sections, 3411.4, 3411.6 and 3411.8.9.

**IBC 3411.4**

Type B units are required if the work area for a change of occupancy exceeds 50%.

**IBC 3411.4.1**

For partial change in occupancies the requirements for accessibility are the same as for alterations. There are no longer additional specific requirements due to the change of occupancy when only part of the building undergoes a change of occupancy.

**IBC 3411.4.2**

The specific requirements including accessible entrance, accessible parking, etc., are now only required when the entire building is changed to a new occupancy.

**IBC 3411.6**

Type B units are required when the altered area exceeds 50% of the building.

**IBC 3411.6**

Reminder that an accessible means of egress is not required in existing buildings. This has not changed from the 2006 IBC to the 2012 but is a commonly forgotten exception.

**IBC 3411.8.8**

Type A units are required where more than twenty R2 units are being added or altered.

**IBC 3411.8.9**

Type B units are required where the altered area exceeds 50% of the building.



|                      |   |
|----------------------|---|
| <b>Issue Date</b>    | February 4, 2013  |
| <b>Code/Section</b>  | 2010 ADA Standards, effective March 15, 2012                          |
| <b>Approved:</b>     | Technical Review Team February 4, 2013                                |
| <b>Developed By:</b> | Janet Reed, Architect, Code Consistency Coordinator for Accessibility |

### Requirement:

New pools and spas require one or more accessible entries.

### Frequently Asked Questions:

- 1. Which pools does this apply to?** Public commercial pools, wading pools and spas (e.g., hotels, resorts, fitness clubs, swim clubs and sites open to the public). Pools that serve single family homes, subdivisions and apartment complexes are exempt from this requirement unless the pools are rented by the public or used for public events such as a swimming competition.
- 2. How many accessible entries are required?** Pools with more than 300 linear feet of wall must have 2 accessible entries and smaller pools are required to have 1 accessible entry. At new pools the lift must be fixed and cannot be shared by multiple pools.
- 3. What types of entries are accessible?** At least one of the entries to a large pool must be a pool lift or sloped entry. There are a number of exceptions to the requirements including multiple spas in a cluster and special pools such as wave pools. Lifts must be fixed. Portable lifts are not acceptable for new pools.
- 4. What are the property owner's requirements for existing pools?** Public accommodations (ex; hotels, resorts, fitness clubs, swim clubs and sites open to the public) must bring existing pools into compliance as the owner is able to, without much difficulty or expense. This is referred to as "barrier removal". The owner is responsible for determining what they can afford at the time and the level of improvement. Their obligation to "remove barriers" is ongoing, to improve accessibility of the site over a period of time, as they can afford it. The city of Phoenix is not responsible for enforcement of the extent to which an existing pool is upgraded. P&D will accept any level of improved accessibility.
- 5. What are the requirements for existing pools that are altered?** If the alteration will affect the usability of the pool one or more entries to the pool would have to be made accessible unless the cost of the entries exceeds 20% of the cost of the alteration. (See item 2 above for the number of entries required.) The type of alteration will be evaluated, case by case, to determine if it will affect the usability. For example a

replastered pool or an upgraded drain or equipment would not trigger the requirement for an accessibility entry but a reconfiguration of the shape or size of a pool will trigger this requirement. Remodels in the vicinity of the pool but not to the pool itself would not trigger the requirements as part of the alteration but see item 4 above for the owner's obligations.

6. **What types of plan review and permits are required?** A building safety review and permit is required for accessible entries in new and existing pools. Provide structural support and foundation details to show compliance with ADAAG 1009.2.9 (lift must be capable of supporting a weight of 300# and sustaining a static load of one and a half times the rated load). Lifts may be approved as a Standard, for use on one or more sites. A separate site plan review is not required for entries to pools.
7. **Is grounding and bonding required for metal components installed in the pool area?** Yes. Metal components are required to be bonded per NEC Section 680.26. Equipotential bonding required by this section shall be installed to reduce voltage gradients in the pool area.

**For more information found at U.S. Dept of Justice Website, [ada.gov](http://ada.gov):**

- 2010 ADA Standards: Title III Regulations (28 CFR part 36, subpart D) sections 36.402 and 36.403 and 2004 ADAAG (36 CFR part 1191) sections: 242 (Scoping) and 1009 (Technical)
- Accessible Pools, Means of Entry and Exit