



Issue Date:	September 29, 2021
Code/Section:	2018 IBC Section 1103.1, 1103.2.1, 1103.2.3, 1104.2, 1104.3.1, 1104.5, 1109.2; 2018 IRC Section R320; ICC A117.1-09 Section 309, 403; 2010 ADA Standard for Accessibility Design Section 302.1; Zoning Ord. Section 507 Tab A.II.c.4, Section 702
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ACCESSIBLE PARKING:

1. **Detached one and two-family homes** – No accessible parking requirements unless visitor parking is provided.
2. **Townhouses with three dwelling units per structure** – No accessible parking requirements unless visitor parking is provided.
3. **Townhouses with four or more dwelling units per structure** –
 - a. **With adaptable units** – Refer to Section 702G.1.b of the Phoenix Zoning Ordinance.
 - b. **Without adaptable units** – Refer to Section 702G.1.c of the Phoenix Zoning Ordinance.
4. **Multi-family residential** –
 - a. **With adaptable units** – Refer to Section 702G.1.b of the Phoenix Zoning Ordinance.
 - b. **Without adaptable units** – Refer to Section 702G.1.c of the Phoenix Zoning Ordinance.
5. **Public accommodations and commercial facilities** – Refer to Section 702G of the Phoenix Zoning Ordinance for accessible parking requirements.

ELECTRIC VEHICLE CHARGING:

1. **Electric vehicle (EV) charging stations** – (Includes vehicle space & charger)
 - a. If an EV charging station directly adjoins a pedestrian circulation path, the pedestrian circulation path shall be an accessible route; shall be made to comply with accessible route requirements; or a separate accessible route shall be provided to the EV charging station in the same area of the pedestrian circulation path. The accessible route shall be continuous to the vehicle space and to the charger for that space (IBC 1103.1, 1104.2, 1104.5).
 - b. If an EV charging station does not directly adjoin a pedestrian circulation path, and

the only means of access is a vehicular way, an accessible route is not required to the vehicle space and the charger for that space (IBC 1104.2 exception 1).

- 2. Electric vehicle (EV) spaces** – EV spaces are not parking spaces and shall not be included in the quantity required by the Phoenix Zoning Ordinance for standard or accessible parking spaces. Currently the Building Code, and Zoning Ordinance do not specify minimum dimensions for standard and accessible EV spaces. It shall be the EV space owner's responsibility to specify an appropriate size. The owner may use vehicle space sizes commensurate with the those specified in Section 702 of the Zoning Ordinance for standard and accessible parking spaces. EV spaces shall not be signed or marked to indicate accessibility even if the vehicle space is provided with dimensions commensurate with accessible parking spaces.
- 3. Electric vehicle (EV) chargers** –
 - a. EV chargers, for EV charging stations that directly adjoin a pedestrian circulation path, shall be accessible and shall be on an accessible route (IBC 1103.1, 1104.2).
 - b. EV chargers, at EV charging stations that do not directly adjoin a pedestrian circulation path, shall be accessible but do not require an accessible route (IBC 1103.1, 1104.2 exception 1).
 - c. EV chargers are considered accessible when operable parts have compliant clear floor space(s); are within an accessible reach range; are operable with one hand that does not require tight grasping, pinching, or twisting of the wrist, and does not require a force of more than 5 pounds to activate (ICC 309).

MODEL HOME COMPLEX:

1. The sales area for a model home complex shall be accessible and shall be on an accessible route (IBC 1103.1, 1104.1, 1104.2).
2. Interior toilet rooms for use by sales office staff only shall be accessible (IBC 1103.1, 1104.3.1, 1109.2).
3. Interior public toilet rooms serving the sales area shall be accessible and shall be on an accessible route (IBC 1103.1, 1104.3, 1109.2).
3. Temporary exterior portable toilet facilities shall be permitted for a maximum of six months. Interior toilet rooms shall not be available to sales staff and the public during the time that temporary exterior portable toilet facilities are provided. The temporary exterior portable toilet facilities shall be accessible and shall be on an accessible route (IBC 1103.1, 1104.3, 1109.2).
4. An accessible route is not required to, or through a model home that is not required to be an Accessible, Type A, or Type B dwelling unit (IBC 1103.2.1, 1103.2.3).

5. A no-step route of travel shall be provided to a one-family dwelling (IRC R320.2).

ACCESSIBLE ROUTE WALKING SURFACE MATERIALS:

The walking surface of an accessible route may be constructed of any material. The walking surface shall be stable, firm, and slip resistant; and shall not contain slopes, openings, and changes in level that exceed the limits specified in ICC A117.1-09 Section 403. The definition of stable, firm, and slip resistant may be found in the Advisory Note to Section 302.1 of the 2010 ADA Standard for Accessibility Design.

The following table is a non-exhaustive list of materials that may be used as a walking surface for an accessible route when constructed to provide finished surface characteristics that conform to the ICC A117.1-09 and the 2010 ADA Standard for Accessibility Design.

Suitable Materials for Accessible Routes
Concrete
Asphalt
Tile
Concrete Pavers
Marble
Vinyl Flooring
Terrazzo
Carpet
Wood Decking
Bar Grating
1/4" minus decomposed granite with a 3" minimum compacted thickness, stabilized throughout its full thickness, and placed on a 90 percent compacted subgrade