



Issue Date:	January 1, 2021
Code/Section:	2018 IBC; Section 1104.2; Section 1110.1, Zoning Ord. Section 507 Tab A.II.c.4
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RESIDENTIAL DEVELOPMENTS WITH ACCESSIBLE OR ADAPTABLE UNITS:

Circulation paths to required accessible exterior spaces, recreational facilities, trails, and common use amenities such as ramadas, swimming pools, playgrounds, tot lots, dog parks, game courts, barbecues, and permanent seating, from buildings required to be accessible, buildings containing accessible units, and buildings containing adaptable units, shall be accessible routes.

A turf area, including a turfed storm water retention basin, greater than 10,000 square feet, measured to the toe of any slope, without amenities, shall be considered an area of sport activity (recreational facility) in determining accessible route requirements.

Exception:

At least one, but not less than 50 percent, of the circulation paths provided shall be accessible routes. Directional signs shall be provided at non-accessible route circulation paths to direct users to the accessible route. At a minimum, directional signs shall contain visual characters in compliance with ICC A117.1 Section 703.2.

RESIDENTIAL DEVELOPMENTS WITHOUT ACCESSIBLE OR ADAPTABLE UNITS:

The accessibility of circulation paths to exterior spaces, recreational facilities, trails, common use amenities such as ramadas, swimming pools, playgrounds, tot lots, dog parks, game courts, barbecues, and permanent seating, for developments without accessible or adaptable units including detached one and two-family dwellings, and three-unit townhouses, shall be connected to an adjacent street or sidewalk with at least one accessible route.

A turf area, including a turfed storm water retention basin, greater than 10,000 square feet, measured to the toe of any slope, without amenities, shall be considered an area of sport activity (recreational facility), and shall be connected to an adjacent street or sidewalk with at least one accessible route.