

**308.5 Institutional Group I-3.** Institutional Group I-3 occupancy shall include buildings and structures that are inhabited by more than five persons who are under restraint or security. A Group I-3 facility is occupied by persons where evacuation is impractical due to security measures not under the occupants' control. This group shall include, but not be limited to, the following:

- Correctional centers
- Detention centers
- Jails
- Prerelease centers
- Prisons
- Reformatories

Buildings of Group I-3 shall be classified as one of the occupancy conditions specified in Sections 308.5.1 through 308.5.5 (see Section 408.1).

**308.5.1 Condition 1.** This occupancy condition shall include buildings in which free movement is allowed from sleeping areas, and other spaces where access or occupancy is permitted, to the exterior via *means of egress* without restraint. A Condition 1 facility is permitted to be constructed as Group R.

**308.5.2 Condition 2.** This occupancy condition shall include buildings in which free movement is allowed from sleeping areas and any other occupied *smoke compartment* to one or more other *smoke compartments*. Egress to the exterior is impeded by locked *exits*.

**308.5.3 Condition 3.** This occupancy condition shall include buildings in which free movement is allowed within individual *smoke compartments*, such as within a residential unit comprised of individual *sleeping units* and group activity spaces, where *egress* is impeded by remote-controlled release of *means of egress* from such a *smoke compartment* to another *smoke compartment*.

**308.5.4 Condition 4.** This occupancy condition shall include buildings in which free movement is restricted from an occupied space. Remote-controlled release is provided to permit movement from *sleeping units*, activity spaces and other occupied areas within the *smoke compartment* to other *smoke compartments*.

**308.5.5 Condition 5.** This occupancy condition shall include buildings in which free movement is restricted from an occupied space. Staff-controlled manual release is provided to permit movement from *sleeping units*, activity spaces and other occupied areas within the *smoke compartment* to other *smoke compartments*.

**308.6 Institutional Group I-4, day care facilities.** Institutional Group I-4 occupancy shall include buildings and structures occupied by more than five persons of any age who receive *custodial care* for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

- Adult day care
- Child day care

**308.6.1 Classification as Group E.** Deleted.

**308.6.2 Within a place of religious worship.** Rooms and spaces within *places of religious worship* providing such care during religious functions shall be classified as part of the primary occupancy.

**308.6.3 Five or fewer persons receiving care.** A facility having five or fewer persons receiving *custodial care* shall be classified as part of the primary occupancy.

**308.6.4 Five or fewer persons receiving care in a dwelling unit.** A facility such as the above within a *dwelling unit* and having five or fewer persons receiving *custodial care* shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.

### SECTION 309 MERCANTILE GROUP M

**309.1 Mercantile Group M.** Mercantile Group M occupancy includes, among others, the use of a building or structure or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public. Mercantile occupancies shall include, but not be limited to, the following:

- Department stores
- Drug stores
- Markets
- Motor fuel-dispensing facilities
- Retail or wholesale stores
- Sales rooms

**309.2 Quantity of hazardous materials.** The aggregate quantity of nonflammable solid and nonflammable or non-combustible liquid hazardous materials stored or displayed in a single *control area* of a Group M occupancy shall not exceed the quantities in Table 414.2.5(1).

### SECTION 310 RESIDENTIAL GROUP R

**310.1 Residential Group R.** Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *International Residential Code*.

**310.2 Definitions.** The following terms are defined in Chapter 2:

- BOARDING HOUSE.
- DORMITORY.
- EVACUATION, SLOW.
- GROUP HOME.
- ROOMING HOUSE.
- SINGLE RESIDENTIAL OCCUPANCY.
- TRANSIENT.

## USE AND OCCUPANCY CLASSIFICATION

**310.3 Residential Group R-1.** Residential Group R-1 occupancies containing *sleeping units* where the occupants are primarily *transient*, including:

- Hotels
- Motels
- Vacation timeshare properties

**310.4 Residential Group R-2.** Residential Group R-2 occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are primarily permanent, including:

- Apartment houses
- Boarding houses (non-transient) with more than 16 occupants**
- Convents
- Dormitories
- Fraternities and sororities
- Live/work units
- Monasteries
- Rooming houses with more than 5 occupants

**310.5 Residential Group R-3.** Residential Group R-3 occupancies where the occupants are primarily permanent and not classified as Group R-1, R-2, R-4 or I, including:

- Alcohol and drug treatment houses with 5 or fewer residents
- Buildings that do not contain more than two *dwelling units*
- Boarding houses with 5 or fewer occupants
- Care facilities that provide accommodations for five or fewer persons receiving care
- Detached one- and two-family dwellings greater than three stories in height, multiple single-family townhouses greater than three stories in height, attached two-family dwellings separated from adjacent units by firewalls, and other one- and two-family dwellings that are outside the scope of the one- and two-family dwelling subcode
- Group homes with five or fewer occupants in accordance with Section 308.3.4
- Rooming houses with five or fewer occupants
- Single residential occupancies, accessory to a dwelling unit, having no more than five roomers or lodgers. (Single occupancies, accessory to a dwelling unit, having more than five roomers or lodgers shall be classified as Group R-2 or I-1, as appropriate.)

**310.5.1 Care facilities within a dwelling.** Deleted.

**310.5.2 Lodging houses.** Deleted.

**310.6 Residential Group R-4.** Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment, receive *custodial care* and are capable of slow evacuation. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.6.1 or 310.6.2. This group shall include, but not be limited to, the following:

- Alcohol and drug treatment centers
- Boarding houses

- Group homes
- Halfway houses
- Residential board and care facilities
- Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

**310.6.1 Condition 1.** This occupancy condition shall include buildings in which all persons receiving custodial care, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

**310.6.2 Condition 2.** This occupancy condition shall include buildings in which there are any persons receiving custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

**310.7 Residential Group R-5.** Residential Group R-5 occupancies shall include all detached one- and two-family dwellings not more than three stories in height with a separate means of egress and multiple single-family townhouses not more than three stories in height with a separate means of egress designed and constructed in accordance with the *International Residential Code*. This Group shall also include:

- Care facilities that provide accommodations for five or fewer persons receiving care.
- Single residential occupancies, accessory to a dwelling unit, having no more than five roomers or lodgers. (Single occupancies, accessory to a dwelling unit, having more than five roomers or lodgers shall be classified as Group R-2 or I-1, as appropriate.)
- Group Homes with 5 or fewer occupants in accordance with Section 308.3.4.
- Rooming houses with five or fewer residents.

## SECTION 311 STORAGE GROUP S

**311.1 Storage Group S.** Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

**311.1.1 Accessory storage spaces.** A room or space used for storage purposes that is less than 100 square feet (9.3 m<sup>2</sup>) in area and accessory to another occupancy shall be classified as part of that occupancy. The aggregate area of such rooms or spaces shall not exceed the allowable area limits of Section 508.2.

**311.2 Moderate-hazard storage, Group S-1.** Storage Group S-1 occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

- Aerosols, Levels 2 and 3
- Aircraft hangar (storage and repair)
- Bags: cloth, burlap and paper
- Bamboos and rattan
- Baskets
- Belting: canvas and leather

**903.2.13 Automatic sprinkler system thresholds.** An automatic sprinkler system shall be required in accordance with Section 903.3.1.1 when the maximum area is exceeded for the following construction types of Groups B, F-2, and S-2 according to Table 903.2.13, Automatic sprinkler system thresholds. All others not listed shall follow the applicable requirements as set forth in the IBC/2015.

**TABLE 903.2.13  
AUTOMATIC SPRINKLER SYSTEM THRESHOLDS**

AUTOMATIC SPRINKLER SYSTEM THRESHOLDS			
GROUP B			
	IIB	IIIB	VB
STORY	MAX. AREA	MAX. AREA	MAX. AREA
1	36,000	*	*
2	72,000 (36,000 per floor)	*	*
3	99,360 (36,000 per floor)	99,360 (36,000 per floor)	*
GROUP F-2			
	IIB	IIIB	VB
STORY	MAX. AREA	MAX. AREA	MAX. AREA
1	36,000	*	18,000
2	72,000 (36,000 per floor)	*	36,000 (18,000 per floor)
3	99,360 (36,000 per floor)	*	*
GROUP S-2 <sup>a</sup>			
	IIB	IIIB	VB
STORY	MAX. AREA	MAX. AREA	MAX. AREA
1	36,000	36,000	18,000
2	72,000 (36,000 per floor)	72,000 (36,000 per floor)	36,000 (18,000 per floor)
3	99,360 (36,000 per floor)	99,360 (36,000 per floor)	*

a. Exception—Open parking structures in accordance with Section 406.5.  
\*Requirements as set forth in the IBC/2015.

**[F] 903.3 Installation requirements.** *Automatic sprinkler systems* shall be designed and installed in accordance with Sections 903.3.1 through 903.3.8.

**[F] 903.3.1 Standards.** Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1 unless otherwise permitted by Sections 903.3.1.2 and 903.3.1.3 and other chapters of this code, as applicable.

**[F] 903.3.1.1 NFPA 13 sprinkler systems.** Where the provisions of this code require that a building or portion thereof be equipped throughout with an *automatic sprinkler system* in accordance with this section, sprin-

klers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.2.

**[F] 903.3.1.1.1 Exempt locations.** Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an *approved* automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from a room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. A room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. A room or space where sprinklers are considered undesirable because of the nature of the contents, where *approved* by the fire protection subcode official.
3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a *fire-resistance rating* of not less than 2 hours.
4. Rooms or areas that are of noncombustible construction with wholly noncombustible contents.
5. Fire service access elevator machine rooms and machinery spaces.
6. Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008.

**[F] 903.3.1.1.2 Bathrooms.** In Group R occupancies, other than Group R-4 occupancies, sprinklers shall not be required in bathrooms that do not exceed 55 square feet (5 m<sup>2</sup>) in area and are located within individual *dwelling units* or *sleeping units*, provided that walls and ceilings, including the walls and ceilings behind a shower enclosure or tub, are of noncombustible or limited-combustible materials with a 15-minute thermal barrier rating.

**[F] 903.3.1.2 NFPA 13R sprinkler systems.** *Automatic sprinkler systems* in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from the horizontal assembly creating separate buildings.

**[F] 903.3.1.2.1 Balconies and decks.** Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of *dwelling units* and *sleeping units* where the building is of Type V con-

struction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

[F] 903.3.1.2.2 **Open-ended corridors.** Sprinkler protection shall be provided in *open-ended corridors* and associated *exterior stairways* and *ramps* as specified in Section 1027.6, Exception 3.

[F] 903.3.1.3 **NFPA 13D sprinkler systems.** *Automatic sprinkler systems* installed in one- and two-family *dwelling*s; Group R-3, Group R-4 Condition 1 and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D.

[F] 903.3.2 **Quick-response and residential sprinklers.** Where *automatic sprinkler systems* are required by this code, quick-response or residential automatic sprinklers shall be installed in all of the following areas in accordance with Section 903.3.1 and their listings:

1. Throughout all spaces within a smoke compartment containing care recipient *sleeping units* in Group I-2 in accordance with this code.
2. Throughout all spaces within a smoke compartment containing treatment rooms in ambulatory care facilities.
3. *Dwelling units* and *sleeping units* in Group I-1 and R occupancies.
4. Light-hazard occupancies as defined in NFPA 13.

[F] 903.3.3 **Obstructed locations.** Automatic sprinklers shall be installed with due regard to obstructions that will delay activation or obstruct the water distribution pattern. Automatic sprinklers shall be installed in or under covered kiosks, displays, booths, concession stands, or equipment that exceeds 4 feet (1219 mm) in width. Not less than a 3-foot (914 mm) clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers.

**Exception:** Kitchen equipment under exhaust hoods protected with a fire-extinguishing system in accordance with Section 904.

[F] 903.3.4 **Actuation.** *Automatic sprinkler systems* shall be automatically actuated unless specifically provided for in this code.

[F] 903.3.5 **Water supplies.** Water supplies for *automatic sprinkler systems* shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the plumbing subcode (N.J.A.C. 5:23-3.15). For connections to public waterworks systems, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on informa-

tion from the water supply authority and as approved by the fire protection subcode official.

[F] 903.3.5.1 **Domestic services.** Where the domestic service provides the water supply for the *automatic sprinkler system*, the supply shall be in accordance with this section. \*

[F] 903.3.5.2 **Residential combination services.** A single combination water supply shall be allowed provided that the domestic demand is added to the sprinkler demand as required by NFPA 13R.

[F] 903.3.6 **Hose threads.** Fire hose threads and fittings used in connection with *automatic sprinkler systems* shall be as prescribed by the fire protection subcode official.

[F] 903.3.7 **Fire department connections.** Fire department connections for *automatic sprinkler systems* shall be installed in accordance with Section 912.

903.3.8 **Limited area sprinkler systems.** Limited area sprinkler systems serving fewer than 20 sprinklers on any single connection are permitted to be connected to the domestic service where a wet automatic standpipe is not available. Limited area sprinkler systems connected to domestic water supplies shall comply with each of the following requirements: \*\*

1. Valves shall not be installed between the domestic water riser control valve and the sprinklers.

**Exception:** An approved indicating control valve supervised in the open position in accordance with Section 903.4.

2. The domestic service shall be capable of supplying the simultaneous domestic demand and the sprinkler demand required to be hydraulically calculated by NFPA 13, NFPA 13R or NFPA 13D.

903.3.8.1 **Number of sprinklers.** Deleted.

903.3.8.2 **Occupancy hazard classification.** Deleted.

903.3.8.3 **Piping arrangement.** Deleted.

903.3.8.4 **Supervision.** Deleted.

903.3.8.5 **Calculations.** Deleted.

[F] 903.4 Sprinkler system supervision and alarms. Valves controlling the water supply for *automatic sprinkler systems*, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a *listed* fire alarm control unit.

**Exceptions:**

1. *Automatic sprinkler systems* protecting one- and two-family dwellings.
2. Limited area sprinkler systems.
3. *Automatic sprinkler systems* installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the *automatic sprinkler system*, and a separate shutoff valve for the *automatic sprinkler system* is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

[F] 903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an *approved* supervising station or, where *approved* by the fire protection subcode official, shall sound an audible signal at a *constantly attended location*.

**Exceptions:**

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

[F] 903.4.2 Alarms. An approved audible device, located on the exterior of the building in an approved location, shall be connected to each *automatic sprinkler system*. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.

[F] 903.4.3 Floor control valves. *Approved* supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings.

903.5 Acceptance tests. All sprinkler systems with the exception of limited area sprinkler systems shall be tested in accordance with NFPA 13 listed in Chapter 35.

903.5.1 Flow test. All systems shall be tested at the test pipe to determine that water-flow detecting devices, including the associated alarm circuits, are in proper working order. Dry pipe systems shall deliver water to the inspector's test pipe in not more than 60 seconds.

903.5.2 Limited area sprinkler system acceptance test. All limited area sprinkler systems, which are not connected to a building standpipe system, shall be tested hydrostatically for a minimum of 15 minutes without visible leakage at the working pressure under which the system is to be used. Limited area sprinkler systems, which are connected to a building standpipe system, shall be tested in accordance with NFPA 13 listed in Chapter 35.

## SECTION 904 ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS

[F] 904.1 General. Automatic fire-extinguishing systems, other than *automatic sprinkler systems*, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this section and the applicable referenced standards.

[F] 904.2 Where permitted. Automatic fire-extinguishing systems installed as an alternative to the required *automatic sprinkler systems* of Section 903 shall be *approved* by the fire protection subcode official.

[F] 904.2.1 Restriction on using automatic sprinkler system exceptions or reductions. Automatic fire-extinguishing systems shall not be considered alternatives for the purposes of exceptions or reductions allowed for *automatic sprinkler systems* or by other requirements of this code.

[F] 904.2.2 Commercial hood and duct systems. Each required commercial kitchen exhaust hood and duct system required by Section 609 of the *International Fire Code* or Chapter 5 of the *International Mechanical Code* to have a Type I hood shall be protected with an approved automatic fire-extinguishing system installed in accordance with this code.

[F] 904.3 Installation. Automatic fire-extinguishing systems shall be installed in accordance with this section.

[F] 904.3.1 Electrical wiring. Electrical wiring shall be in accordance with NFPA 70.

[F] 904.3.2 Actuation. Automatic fire-extinguishing systems shall be automatically actuated and provided with a manual means of actuation in accordance with Section 904.11.1. Where more than one hazard could be simultaneously involved in fire due to their proximity, all hazards

shall be protected by a single system designed to protect all hazards that could become involved.

**Exception:** Multiple systems shall be permitted to be installed if they are designed to operate simultaneously.

[F] 904.3.3 **System interlocking.** Automatic equipment interlocks with fuel shutoffs, ventilation controls, door closers, window shutters, conveyor openings, smoke and heat vents and other features necessary for proper operation of the fire-extinguishing system shall be provided as required by the design and installation standard utilized for the hazard.

[F] 904.3.4 **Alarms and warning signs.** Where alarms are required to indicate the operation of automatic fire-extinguishing systems, distinctive audible and visible alarms and warning signs shall be provided to warn of pending agent discharge. Where exposure to automatic-extinguishing agents poses a hazard to persons and a delay is required to ensure the evacuation of occupants before agent discharge, a separate warning signal shall be provided to alert occupants once agent discharge has begun. Audible signals shall be in accordance with Section 907.5.2.

[F] 904.3.5 **Monitoring.** Where a building fire alarm system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm system in accordance with NFPA 72.

[F] 904.4 **Inspection and testing.** Automatic fire-extinguishing systems shall be inspected and tested in accordance with the provisions of this section prior to acceptance.

[F] 904.4.1 **Inspection.** Prior to conducting final acceptance tests, all of the following items shall be inspected:

1. Hazard specification for consistency with design hazard.
2. Type, location and spacing of automatic- and manual-initiating devices.
3. Size, placement and position of nozzles or discharge orifices.
4. Location and identification of audible and visible alarm devices.
5. Identification of devices with proper designations.
6. Operating instructions.

[F] 904.4.2 **Alarm testing.** Notification appliances, connections to fire alarm systems and connections to *approved* supervising stations shall be tested in accordance with this section and Section 907 to verify proper operation.

[F] 904.4.2.1 **Audible and visible signals.** The audibility and visibility of notification appliances signaling agent discharge or system operation, where required, shall be verified.

[F] 904.4.3 **Monitor testing.** Connections to protected premises and supervising station fire alarm systems shall

be tested to verify proper identification and retransmission of alarms from automatic fire-extinguishing systems.

[F] 904.5 **Wet-chemical systems.** Wet-chemical extinguishing systems shall be installed, maintained, periodically inspected and tested in accordance with NFPA 17A and their listing.

[F] 904.6 **Dry-chemical systems.** Dry-chemical extinguishing systems shall be installed, maintained, periodically inspected and tested in accordance with NFPA 17 and their listing.

[F] 904.7 **Foam systems.** Foam-extinguishing systems shall be installed, maintained, periodically inspected and tested in accordance with NFPA 11 and NFPA 16 and their listing.

[F] 904.8 **Carbon dioxide systems.** Carbon dioxide extinguishing systems shall be installed, maintained, periodically inspected and tested in accordance with NFPA 12 and their listing.

[F] 904.9 **Halon systems.** Halogenated extinguishing systems shall be installed, maintained, periodically inspected and tested in accordance with NFPA 12A and their listing.

[F] 904.10 **Clean-agent systems.** Clean-agent fire-extinguishing systems shall be installed, maintained, periodically inspected and tested in accordance with NFPA 2001 and their listing.

[F] 904.11 **Automatic water mist systems.** *Automatic water mist systems* shall be permitted in applications that are consistent with the applicable listing or approvals and shall comply with Sections 904.11.1 through 904.11.3.

[F] 904.11.1 **Design and installation requirements.** *Automatic water mist systems* shall be designed and installed in accordance with Sections 904.11.1.1 through 904.11.1.4.

[F] 904.11.1.1 **General.** *Automatic water mist systems* shall be designed and installed in accordance with NFPA 750 and the manufacturer's instructions.

[F] 904.11.1.2 **Actuation.** *Automatic water mist systems* shall be automatically actuated.

[F] 904.11.1.3 **Water supply protection.** Connections to a potable water supply shall be protected against backflow in accordance with the plumbing subcode (N.J.A.C. 5:23-3.15).

[F] 904.11.1.4 **Secondary water supply.** Where a secondary water supply is required for an *automatic sprinkler system*, an *automatic water mist system* shall be provided with an *approved* secondary water supply.

[F] 904.11.2 **Water mist system supervision and alarms.** Supervision and alarms shall be provided as required for *automatic sprinkler systems* in accordance with Section 903.4.

[F] 904.11.2.1 **Monitoring.** Monitoring shall be provided as required for *automatic sprinkler systems* in accordance with Section 903.4.1.

The gate and the means of emergency operation shall be *approved* by the fire chief and maintained operational at all times.

[F] 912.6.1 **Locking fire department connection caps.** The fire protection subcode official is authorized to require locking caps on fire department connections for water-based *fire protection systems* where the responding fire department carries appropriate key wrenches for removal.

[F] 912.6.2 **Clear space around connections.** A working space of not less than 36 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections.

[F] 912.6.3 **Physical protection.** Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312 of the *International Fire Code*.

[F] 912.7 **Signs.** A metal sign with raised letters not less than 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

[P] 912.8 **Backflow protection.** The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the plumbing subcode (N.J.A.C. 5:23-3.15).

912.9 **Projection.** Where the fire department connection will otherwise project beyond the property line or into the public way, a flush-type fire department connection shall be provided.

### SECTION 913 FIRE PUMPS

[F] 913.1 **General.** Where provided, fire pumps shall be installed in accordance with this section and NFPA 20.

[F] 913.2 **Protection against interruption of service.** The fire pump, driver and controller shall be protected in accordance with NFPA 20 against possible interruption of service through damage caused by explosion, fire, flood, earthquake, rodents, insects, windstorm, freezing, vandalism and other adverse conditions.

913.2.1 **Protection of fire pump rooms.** Fire pumps shall be located in rooms that are separated from all other areas of the building by 2-hour *fire barriers* constructed in accordance with Section 707 or 2-hour *horizontal assemblies* constructed in accordance with Section 711, or both.

#### Exceptions:

1. In other than high-rise buildings, separation by 1-hour *fire barriers* constructed in accordance with

Section 707 or 1-hour *horizontal assemblies* constructed in accordance with Section 711, or both, shall be permitted in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.

2. Separation is not required for fire pumps physically separated in accordance with NFPA 20.

[F] 913.2.2 **Circuits supplying fire pumps.** Deleted.

[F] 913.3 **Temperature of pump room.** Suitable means shall be provided for maintaining the temperature of a pump room or pump house, where required, above 40°F (5°C).

[F] 913.3.1 **Engine manufacturer's recommendation.** Temperature of the pump room, pump house or area where engines are installed shall never be less than the minimum recommended by the engine manufacturer. The engine manufacturer's recommendations for oil heaters shall be followed.

[F] 913.4 **Valve supervision.** Where provided, the fire pump suction, discharge and bypass valves, and isolation valves on the backflow prevention device or assembly shall be supervised open by one of the following methods:

1. Central-station, proprietary or remote-station signaling service.
2. Local signaling service that will cause the sounding of an audible signal at a *constantly attended location*.
3. Locking valves open.
4. Sealing of valves and *approved* weekly recorded inspection where valves are located within fenced enclosures under the control of the owner.

[F] 913.4.1 **Test outlet valve supervision.** Deleted.

[F] 913.5 **Acceptance test.** Acceptance testing shall be done in accordance with the requirements of NFPA 20.

### SECTION 914 EMERGENCY RESPONDER SAFETY FEATURES

[F] 914.1 **Shaftway markings.** Vertical shafts shall be identified as required by Sections 914.1.1 and 914.1.2.

[F] 914.1.1 **Exterior access to shaftways.** Outside openings accessible to the fire department and that open directly on a hoistway or shaftway communicating between two or more floors in a building shall be plainly marked with the word "SHAFTWAY" in red letters not less than 6 inches (152 mm) high on a white background. Such warning signs shall be placed so as to be readily discernible from the outside of the building.

[F] 914.1.2 **Interior access to shaftways.** Door or window openings to a hoistway or shaftway from the interior of the building shall be plainly marked with the word "SHAFTWAY" in red letters not less than 6 inches (152 mm) high on a white background. Such warning signs shall be placed so as to be readily discernible.

**Exception:** Markings shall not be required on shaftway openings that are readily discernible as openings onto a shaftway by the construction or arrangement.

[F] 914.2 Equipment room identification. Fire protection equipment shall be identified in an *approved* manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves or other fire detection, suppression or control elements shall be identified for the use of the fire department. *Approved* signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

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### SECTION 915 CARBON MONOXIDE DETECTION

[F] 915.1 General. Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.6.

[F] 915.1.1 Where required. Carbon monoxide detection shall be provided in the locations specified in Section 915.2 where any of the conditions in Sections 915.1.2 through 915.1.6 exist.

[F] 915.1.2 Fuel-burning appliances and fuel-burning fireplaces. Carbon monoxide detection shall be provided in *dwelling units, sleeping units, classrooms* or any other occupiable space(s) that contain a fuel-burning appliance or a fuel-burning fireplace.

[F] 915.1.3 Forced-air furnaces. Carbon monoxide detection shall be provided in *dwelling units, sleeping units, classrooms* or any other occupiable space(s) served by a fuel-burning, forced-air furnace.

**Exception:** Carbon monoxide detection shall not be required in *dwelling units, sleeping units, classrooms* or any other occupiable space(s)

if carbon monoxide detection is provided in the first room or area served by each main duct leaving the furnace, and the carbon monoxide alarm signals are automatically transmitted to an approved location.

[F] 915.1.4 Fuel-burning appliances outside of dwelling units, sleeping units and classrooms. Carbon monoxide detection shall be provided in *dwelling units, sleeping units, classrooms* or any other occupiable space(s) located in buildings that contain fuel-burning appliances or fuel-burning fireplaces.

#### Exceptions:

1. Carbon monoxide detection shall not be required in *dwelling units, sleeping units, classrooms* or any other occupiable space(s) where there are no communicating openings between the fuel-burning appliance or fuel-burning fireplace and the *dwelling unit, sleeping unit* or classroom.
2. Carbon monoxide detection shall not be required in *dwelling units, sleeping units, classrooms* or any other occupiable space(s) where carbon monoxide detection is provided in one of the following locations:
  - 2.1. In an approved location between the fuel-burning appliance or fuel-burning fireplace and the *dwelling unit, sleeping unit, classroom* or any other occupiable space(s)
  - 2.2. On the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace.

[F] 915.1.5 Private garages. Carbon monoxide detection shall be provided in *dwelling units, sleeping units, classrooms* or any other occupiable space(s) in buildings with attached private garages.

#### Exceptions:

1. Carbon monoxide detection shall not be required where there are no communicating openings between the private garage and the *dwelling unit, sleeping unit, classroom* or any other occupiable space(s)
2. Carbon monoxide detection shall not be required in *dwelling units, sleeping units, classrooms* or any other occupiable space(s) located more than one story above or below a private garage.
3. Carbon monoxide detection shall not be required where the private garage connects to the building through an open-ended corridor.
4. Where carbon monoxide detection is provided in an approved location between openings to a private garage and *dwelling units, sleeping units, classrooms* or any other occupiable space(s), carbon monoxide detection shall not be required in the *dwelling units, sleeping units, classrooms* or any other occupiable space(s)

[F] 915.1.6 Exempt garages. For determining compliance with Section 915.1.5, an *open parking garage* complying with Section 406.5 or an enclosed parking garage complying with Section 406.6 shall not be considered a private garage.

[F] 915.2 Locations. Where required, carbon monoxide detection shall be installed in the locations specified in Sections 915.2.1 through 915.2.3.

[F] 915.2.1 Dwelling units. Carbon monoxide detection shall be installed in *dwelling units* outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.

[F] 915.2.2 Sleeping units. Carbon monoxide detection shall be installed in *sleeping units*.

**Exception:** Carbon monoxide detection shall be allowed to be installed outside of each separate sleeping area in the immediate vicinity of the *sleeping unit* where the *sleeping unit* or its attached bathroom does not contain a fuel-burning appliance and is not served by a forced air furnace.

[F] 915.2.3 Group E occupancies. Carbon monoxide detection shall be installed in classrooms in Group E occupancies. Carbon monoxide alarm signals shall be automatically transmitted to an on-site location that is staffed by school personnel.

**Exception:** Carbon monoxide alarm signals shall not be required to be automatically transmitted to an on-site location that is staffed by school personnel in Group E occupancies with an occupant load of 30 or less.

915.2.4 Other occupancies. Carbon monoxide detection equipment shall be installed in other occupancies. Systems using detectors shall have a distinct visual and audible notification at an approved location. When alarms are installed in lieu of detectors, they shall be located such that the audible signal is not less than 15 dB above the average ambient sound level.

**Exception:** Carbon monoxide detection equipment shall not be required in locations, such as repair garages, where the presence of carbon monoxide may be expected as a function of the normal use of the space. Additionally, carbon monoxide detection equipment shall not be required in locations where battery charging for motorized equipment takes place. In such locations, carbon monoxide detection equipment shall be provided just outside such spaces at the points where these spaces connect to other occupiable space(s).



[F] 915.3 **Detection equipment.** Carbon monoxide detection required by Sections 915.1 through 915.2.3 shall be provided by carbon monoxide alarms complying with Section 915.4 or carbon monoxide detection systems complying with Section 915.5.

[F] 915.4 **Carbon monoxide alarms.** Carbon monoxide alarms shall comply with Sections 915.4.1 through 915.4.3.

[F] 915.4.1 **Power source.** Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than that required for overcurrent protection.

**Exception:** Where installed in buildings without commercial power, battery-powered carbon monoxide alarms shall be an acceptable alternative.

[F] 915.4.2 **Listings.** Carbon monoxide alarms shall be listed in accordance with UL 2034.

[F] 915.4.3 **Combination alarms.** Combination carbon monoxide/smoke alarms shall be an acceptable alternative to carbon monoxide alarms. Combination carbon monoxide/smoke alarms shall be listed in accordance with UL 2034 and UL 217.

[F] 915.5 **Carbon monoxide detection systems.** Carbon monoxide detection systems shall be an acceptable alternative to carbon monoxide alarms and shall comply with Sections 915.5.1 through 915.5.3.

[F] 915.5.1 **General.** Carbon monoxide detection systems shall comply with NFPA 720. Carbon monoxide detectors shall be listed in accordance with UL 2075.

[F] 915.5.2 **Locations.** Carbon monoxide detectors shall be installed in the locations specified in Section 915.2. These locations supersede the locations specified in NFPA 720.

[F] 915.5.3 **Combination detectors.** Combination carbon monoxide/smoke detectors installed in carbon monoxide detection systems shall be an acceptable alternative to carbon monoxide detectors, provided they are listed in accordance with UL 2075 and UL 268.

## SECTION 916 EMERGENCY RESPONDER RADIO COVERAGE

[F] 916.1 **General.** Emergency responder radio coverage shall be provided in all new buildings in accordance with Section 510 of the *International Fire Code*.



## CHAPTER 11 ACCESSIBILITY

### SECTION 1101 GENERAL

**1101.1 Scope.** The provisions of this chapter shall control the design and construction of facilities for accessibility for individuals with disabilities. This chapter shall be interpreted to require access for people with disabilities, including, but not limited to occupants, employees, consumers, students, spectators, participants or visitors.

**1101.2 Design.** Buildings and facilities shall be designed and constructed to be *accessible* in accordance with this code and ICC A117.1, amended as follows:

1. The text at Section 105.2, entitled "Documents," shall be amended as follows:
  - 1.1. In Section 105.2.2, entitled "National Fire Alarm Code," delete "NFPA 72-2007" and insert "the edition of NFPA 72 adopted by reference in the building subcode;"
  - 1.2. In Section 105.2.3, entitled "Power Assist and Low Energy Power Operated Doors," delete "ANSI/BHMA A156.19-2007" and insert "the edition of ANSI/BHMA A156.19 adopted by reference in the building subcode;"
  - 1.3. In Section 105.2.4, entitled "Power Operated pedestrian Doors," delete "ANSI/BHMA A156.10" and insert "the edition of ANSI/BHMA A156.10 adopted by reference in the building subcode;"
  - 1.4. In Section 105.2.5, entitled "Safety Code for Elevators and Escalators," delete "ASME/ANSI A17.1-2007/CSA B44-07" and insert "the edition of ASME/ANSI A17.1/CSA B44 adopted by reference in the building subcode;"
  - 1.5. In Section 105.2.6, entitled "Safety Standard for Platform Lifts and Stairway Chairlifts," delete "ASME/ANSI A18.1-2005" and insert "ASME/ANSI A18.1 adopted by reference in the building subcode."
2. In Section 106.5, delete the definition of "Administrative Authority;"
3. Delete Chapter 2, "Scoping."
4. In Section 410.5.2, "Lifts with Doors on Adjacent Sides," the exception shall be deleted.
5. In Section 604.5.2, entitled "Rear Wall Grab Bars," delete Exception 2 in its entirety.
6. Delete Section 607.8, entitled "Water Temperature," in its entirety.
7. Delete Section 608.8 entitled "Water Temperature," in its entirety.
8. In Section 611, entitled "Washing Machines and Clothes Dryers," delete Section 611.3, entitled "Operable Parts," and Section 611.4, entitled "Height."
9. Sections 804.5.2, entitled "Operable Parts," 804.5.3, entitled "Dishwasher," 804.5.4, entitled "Cooktop," 804.5.5, entitled "Oven," and 804.5.6, entitled "Refrigerator/Freezer," shall be deleted in their entirety.
10. Amend Section 1002.3.1, entitled "Location," as follows:
  - 10.1. In the exception, delete the word "unfinished" in two places.
11. In Section 1002.15.2, "Bed Frames," "with a minimum of six and one-half inches clear from the floor to the lowest level of the bed frame" shall be reinserted at the end of the sentence.
12. Amend Section 1003.3.1, entitled "Location," as follows: Insert "1." before the existing exception and delete "unfinished" in two places. Additionally insert "Exception 2. An accessible route is not required to exterior decks, patios, or balconies that have impervious or improved surfaces that are not more than four (4) inches below the finished floor level of the adjacent interior space of the dwelling unit."
13. In Section 1003.9, Operable parts, Exception 2 shall be deleted and the following shall be inserted: "Receptacle outlets provided in a kitchen above a length of countertop shall not be required to comply with Section 309."
14. Section 1003.10, "Laundry equipment," shall be deleted in its entirety.
15. Section 1003.11.2.5.2, entitled "Shower," shall be amended as follows:
  - 15.1. In the first line, after the word "Exception," insert the number "1."
  - 15.2. Add the following text at the end of the Exception: "2. The threshold for a shower compartment may be adaptable provided the shower threshold can be made accessible with minimal expense and effort."
16. In Section 1003.12.3.1, entitled "Clear Floor Space," delete Exception (a) in its entirety and insert in its place: "(a) the cabinetry can be removed or replaced as a unit."
17. In Section 1003.12.3.2, entitled "Height," delete the exception in its entirety and insert the following in its place: "Exception: A counter that is adjustable or replaceable as a unit to provide a work surface at heights between 29 inches minimum and 36 inches maximum shall be permitted."
18. In Section 1003.12.4.1, entitled "Clear Floor Space," delete Exception 2(a) in its entirety and insert in its place: "(a) the cabinetry can be removed or replaced as a unit."
19. In Section 1003.12.4.2, entitled "Height," delete the exception in its entirety and insert the following in its

place: "Exception: A sink and counter that is adjustable or replaceable as a unit at heights between 29 inches minimum and 36 inches maximum, provided rough-in plumbing permits connections of supply and drain piping for sinks mounted at heights of 29 inches, shall be permitted."

20. In Section 1003.12.5, entitled "Appliances," delete the following sections: Section 1003.12.5.1, entitled "Operable Parts;" Section 1003.12.5.3, entitled "Dishwasher;" Section 1003.12.5.4, entitled "Cooktop;" Section 1003.12.5.5, entitled "Oven;" and Section 1003.12.5.6, entitled "Refrigerator/Freezer."
21. Delete Section 1004, entitled "Type B Units," in its entirety.

**1101.3 Existing facilities.** Any building or portion of a building constructed or altered to be accessible shall be maintained accessible.

### SECTION 1102 DEFINITIONS

**1102.1 Definitions.** The following terms are defined in Chapter 2:

ACCESSIBLE.

ACCESSIBLE ROUTE.

ACCESSIBLE UNIT.

AREA OF SPORT ACTIVITY.

CIRCULATION PATH.

COMMON USE.

DETECTABLE WARNING.

EMPLOYEE WORK AREA.

FACILITY.

INTENDED TO BE OCCUPIED AS A RESIDENCE.

MULTILEVEL ASSEMBLY SEATING.

MULTISTORY UNIT.

PUBLIC ENTRANCE.

PUBLIC-USE AREAS.

RESTRICTED ENTRANCE.

SELF-SERVICE STORAGE FACILITY.

SERVICE ENTRANCE.

SITE.

TYPE A UNIT.

TYPE B UNIT.

WHEELCHAIR SPACE.

### SECTION 1103 SCOPING REQUIREMENTS

**1103.1 Where required.** *Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to individuals with disabilities.*

**1103.2 General exceptions.** *Sites, buildings, structures, facilities, elements and spaces shall be exempt from this chapter to the extent specified in this section.*

**1103.2.1 Specific requirements.** *Accessibility is not required in buildings and facilities, or portions thereof, to the extent permitted by Sections 1104 through 1111.*

**1103.2.2 Employee work areas.** Spaces and elements within *employee work areas* shall only be required to comply with Sections 907.5.2.3.1, 1009 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area. Work areas, or portions of work areas, other than raised courtroom stations in accordance with Section 1108.4.1.4, that are less than 300 square feet (30 m<sup>2</sup>) in area and located 7 inches (178 mm) or more above or below the ground or finished floor where the change in elevation is essential to the function of the space shall be exempt from all requirements.

**1103.2.3 Residential buildings or structures.** The following residential buildings are not required to comply with this chapter.

**1103.2.3.1 Townhouses.** Townhouses are not required to comply with this chapter, except townhouses for which credit is sought for low- and moderate-income housing through the Council on Affordable Housing (COAH).

**1103.2.3.1.1** For the purposes of applying this exemption, a townhouse shall be a single dwelling unit with two or more stories of dwelling space, exclusive of basement or attic, where each dwelling unit extends from foundation to roof. The dwelling unit shall have an independent entrance that shall serve one dwelling unit only at or near grade; most or all of the sleeping rooms shall be on one story; and most or all of the remaining habitable space, such as kitchen, living, and dining areas, shall be on another story; or

**1103.2.3.2 Buildings of Group R-2, R-3, R-4 or R-5 with one, two, or three dwelling units in a single structure;**

**1103.2.3.2.1** For the purposes of determining the number of dwelling units in a single structure, fire walls or party walls shall not constitute separate buildings.

**1103.2.3.2.2 Exception:** Townhouses or multistory dwelling units for which credit is sought for low- or moderate-income housing through the Council on Affordable Housing (COAH) and that are attached to at least one other dwelling unit shall comply with this chapter.

**1103.2.4 Utility buildings.** Group U occupancies are not required to comply with this chapter other than the following:

1. In agricultural buildings, access is required to paved work areas and areas open to the general public.
2. Private garages or carports that contain required accessible parking.

**1103.2.5 Construction sites.** Structures, *sites* and equipment directly associated with the actual processes of con-

struction including, but not limited to, scaffolding, bridging, materials hoists, materials storage or construction trailers are not required to comply with this chapter.

**Exception:** Construction site trailers used as sales offices shall be accessible.

**1103.2.6 Raised areas.** Raised areas used primarily for purposes of security, life safety or fire safety including, but not limited to, observation galleries, prison guard towers, fire towers or lifeguard stands are not required to comply with this chapter.

**1103.2.7 Limited access spaces.** Spaces accessed only by ladders, catwalks, crawl spaces, freight elevators or very narrow passageways are not required to comply with this chapter.

**1103.2.8 Areas in places of religious worship.** Raised or lowered areas, or portions of areas, in *places of religious worship* that are less than 300 square feet (30 m<sup>2</sup>) in area and located 7 inches (178 mm) or more above or below the finished floor and used primarily for the performance of religious ceremonies are not required to comply with this chapter.

**1103.2.9 Equipment spaces.** Spaces frequented only by service personnel for maintenance, repair or occasional monitoring of equipment are not required to comply with this chapter.

**1103.2.10 Highway tollbooths.** Highway tollbooths where the access is provided only by bridges above the vehicular traffic or underground tunnels are not required to comply with this chapter.

**1103.2.11 Residential Group R-1.** Buildings of Group R-1 containing not more than five *sleeping units* for rent or hire that are also occupied as the residence of the proprietor are not required to comply with this chapter.

**1103.2.12 Day care facilities.** Where a day care facility is part of a *dwelling unit*, only the portion of the structure utilized for the day care facility is required to comply with this chapter.

**1103.2.13 Detention and correctional facilities.** In detention and correctional facilities, *common use* areas that are used only by inmates or detainees and security personnel, and that do not serve holding cells or housing cells required to be *accessible units*, are not required to comply with this chapter.

**1103.2.14 Walk-in coolers and freezers.** Walk-in coolers and freezers intended for employee use only are not required to comply with this chapter.

## SECTION 1104 ACCESSIBLE ROUTE

**1104.1 Site arrival points.** At least one *accessible route* within the *site* shall be provided from public transportation stops, *accessible parking*, *accessible passenger loading zones*, and public streets or sidewalks to the *accessible building entrance* served.

**Exception:** Other than in buildings or *facilities* containing or serving *Type B units*, an *accessible route* shall not be

required between *site arrival points* and the building or *facility entrance* if the only means of access between them is a vehicular way not providing for pedestrian access.

**1104.2 Within a site.** At least one *accessible route* shall connect *accessible buildings*, *accessible facilities*, *accessible elements* and *accessible spaces* that are on the same *site*.

**Exceptions:**

1. An *accessible route* is not required between *accessible buildings*, *accessible facilities*, *accessible elements* and *accessible spaces* that have, as the only means of access between them, a vehicular way not providing for pedestrian access.
2. An *accessible route* to recreational facilities shall only be required to the extent specified in Section 1110.

**1104.3 Connected spaces.** When a building or portion of a building is required to be *accessible*, at least one *accessible route* shall be provided to each portion of the building, to *accessible building entrances* connecting *accessible pedestrian walkways* and to the *public way*.

**Exceptions:**

1. *Stories* and *mezzanines* exempted by Section 1104.4.
2. In a building, room or space used for assembly purposes with *fixed seating*, an *accessible route* shall not be required to serve levels where *wheelchair spaces* are not provided.
3. Vertical access to elevated employee work stations within a courtroom complying with Section 1108.4.1.4.
4. An *accessible route* to recreational facilities shall only be required to the extent specified in Section 1110.

**1104.3.1 Employee work areas.** *Common use circulation paths* within *employee work areas* shall be *accessible routes*.

**Exceptions:**

1. *Common use circulation paths*, located within *employee work areas* that are less than 1,000 square feet (93 m<sup>2</sup>) in size and defined by permanently installed partitions, counters, casework or furnishings, shall not be required to be *accessible routes*.
2. *Common use circulation paths*, located within *employee work areas*, that are an integral component of equipment, shall not be required to be *accessible routes*.
3. *Common use circulation paths*, located within exterior *employee work areas* that are fully exposed to the weather, shall not be required to be *accessible routes*.

**1104.3.2 Press boxes.** Press boxes in a building, room or space used for assembly purposes shall be on an *accessible route*.

**Exceptions:**

1. An *accessible route* shall not be required to press boxes in *bleachers* that have a single point of

entry from the *bleachers*, provided that the aggregate area of all press boxes for each playing field is not more than 500 square feet (46 m<sup>2</sup>).

2. An *accessible route* shall not be required to free-standing press boxes that are more than 12 feet (3660 mm) above grade provided that the aggregate area of all press boxes for each playing field is not more than 500 square feet (46 m<sup>2</sup>).

#### 1104.4 Multilevel nonresidential buildings and multilevel buildings of Group R-1.

**1104.4.1 Small Buildings.** Small buildings, defined as those with a total gross enclosed floor area of less than 10,000 square feet, shall be required to have at least one accessible entrance on the ground (or first) floor and accessible interior building features on all floors. Except as provided in Sections 1104.4.1.1-1104.4.1.5, small buildings that are not more than two stories shall not be required to have an elevator(s) to provide a vertical accessible route between floors. Small buildings that are three or more stories shall be required to have an elevator(s) to provide a vertical accessible route between floors; however, in such buildings, floors that are less than 3,000 square feet or floors with only mechanical equipment shall not be required to be served by an elevator.

**1104.4.1.1** A limited use limited application elevator that complies with ANSI/ASME A17.1 adopted by reference in the building subcode may be used to provide a vertical accessible route to a floor or mezzanine of less than 3,000 square feet provided the travel distance does not exceed 25 feet.

**1104.4.1.2** Regardless of the square footage of the buildings or floors, buildings of two or more stories that are owned and occupied by public entities shall provide a vertical accessible route between floors.

**1104.4.1.3** Regardless of the square footage of the buildings or floors, buildings of two or more stories that house public transit stations or airport passenger terminals shall provide a vertical accessible route between floors.

**1104.4.1.4** Regardless of the square footage of the buildings or floors, buildings of two or more stories that house the professional offices of health care providers shall provide a vertical accessible route between floors.

**1104.4.1.5** Regardless of the square footage of the buildings or floors, buildings of two or more stories that house shopping centers or shopping malls shall provide a vertical accessible route between floors.

**1104.4.1.5.1** For the purposes of applying this requirement, a shopping center or shopping mall shall mean a building or a series of buildings on a common site, under common ownership or control, or developed as one project or as a series of related projects housing five or more sales or rental establishments.

**1104.4.2 Large buildings.** Large buildings, defined as those with a total gross enclosed floor area of 10,000 square feet or more, shall provide the accessible building features required of small buildings in 1104.4.1. In addition, large buildings shall be required to have an elevator(s) to provide a vertical accessible route between floors; however, in such buildings, floors that are less than 3,000

square feet or floors with only mechanical equipment shall not be required to be served by an elevator.

**1104.4.2.1** Where facilities for employees, including rest rooms, lunch rooms, and lockers, and public facilities, including rest rooms and drinking fountains, are provided on a floor or mezzanine that is not required to be served by an elevator and where no vertical accessible route is provided, the facilities provided on the floor or mezzanine must also be provided on the accessible level.

**1104.4.2.2** A limited use/limited application elevator that complies with ANSI/ASME A17.1 adopted by reference in the building subcode may be used to provide a vertical accessible route to a floor or mezzanine, of less than 3,000 square feet, provided that the travel distance does not exceed 25 feet.

**1104.4.3** For the purposes of applying these provisions, buildings separated by fire walls with penetrations intended for human passage shall not constitute separate buildings.

**1104.4.4** The following provisions shall apply to a nonresidential building required to be accessible, whether a large building or a small building.

**1104.4.4.1** An accessible route available to the general public shall not pass through kitchens, storage rooms, or similar spaces.

**1104.4.4.2** In buildings, facilities, or portions thereof that primarily serve children, accessible facilities that comply with the provisions of this subchapter for use by adults shall be provided.

**1104.5 Location.** *Accessible routes* shall coincide with or be located in the same area as a *general circulation path*. Where the *circulation path* is interior, the *accessible route* shall also be interior. Where only one *accessible route* is provided, the *accessible route* shall not pass through kitchens, storage rooms, restrooms, closets or similar spaces.

#### Exceptions:

1. *Accessible routes* from parking garages contained within and serving *Type B units* are not required to be interior.
2. A single *accessible route* is permitted to pass through a kitchen or storage room in an *Accessible unit, Type A unit or Type B unit*.

**1104.6 Security barriers.** Security barriers including, but not limited to, security bollards and security check points shall not obstruct a required *accessible route* or *accessible means of egress*.

**Exception:** Where security barriers incorporate elements that cannot comply with these requirements, such as certain metal detectors, fluoroscopes or other similar devices, the *accessible route* shall be permitted to be provided adjacent to security screening devices. The *accessible route* shall permit persons with disabilities passing around security barriers to maintain visual contact with their personal items to the same extent provided others passing through the security barrier.

## SECTION 1105 ACCESSIBLE ENTRANCES

**1105.1 Public entrances.** In addition to *accessible* entrances required by Sections 1105.1.1 through 1105.1.7, at least 60 percent of all *public entrances* shall be *accessible*. The primary entrance(s) used by the general public shall be accessible.

### Exceptions:

1. An *accessible* entrance is not required to areas not required to be *accessible*.
2. Loading and *service entrances* that are not the only entrance to a tenant space.

**1105.1.1 Parking garage entrances.** Where provided, direct access for pedestrians from parking structures to buildings or facility entrances shall be *accessible*.

**1105.1.2 Entrances from tunnels or elevated walkways.** Where direct access is provided for pedestrians from a pedestrian tunnel or elevated walkway to a building or facility, at least one entrance to the building or facility from each tunnel or walkway shall be *accessible*.

**1105.1.3 Restricted entrances.** Where *restricted entrances* are provided to a building or facility, at least one *restricted entrance* to the building or facility shall be *accessible*.

**1105.1.4 Entrances for inmates or detainees.** Where entrances used only by inmates or detainees and security personnel are provided at judicial facilities, detention facilities or correctional facilities, at least one such entrance shall be *accessible*.

**1105.1.5 Service entrances.** If a *service entrance* is the only entrance to a building or a tenant space in a facility, that entrance shall be *accessible*.

**1105.1.6 Tenant spaces.** At least one *accessible* entrance shall be provided to each tenant in a facility.

**Exception:** An *accessible* entrance is not required to self-service storage facilities that are not required to be *accessible*.

**1105.1.7 Dwelling units and sleeping units.** At least one *accessible* entrance shall be provided to each *dwelling unit* and *sleeping unit* in a facility.

**Exception:** An *accessible* entrance is not required to *dwelling units* and *sleeping units* that are not required to be *Accessible units*, *Type A units* or *Type B units*.

## SECTION 1106 PARKING AND PASSENGER LOADING FACILITIES

**1106.1 Required.** Where parking is provided, *accessible* parking spaces shall be provided in compliance with Table 1106.1, except as required by Sections 1106.2 through 1106.4. Where more than one parking facility is provided on a *site*, the number of parking spaces required to be *accessible* shall be calculated separately for each parking facility.

**Exception:** This section does not apply to parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles or vehicular impound and motor

pool where lots accessed by the public are provided with an *accessible* passenger loading zone.

TABLE 1106.1  
ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
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% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

**1106.2 Groups I-1, R-1, R-2, R-3 and R-4.** *Accessible* parking spaces shall be provided in Group I-1, R-1, R-2, R-3 and R-4 occupancies in accordance with Items 1 through 4 as applicable.

1. In Group R-2, R-3 and R-4 occupancies that are required to have *Accessible, Type A or Type B dwelling units or sleeping units*, at least 2 percent, but not less than one, of each type of parking space provided shall be *accessible*. Where additional parking spaces or parking lots are provided for visitors, the number of required accessible parking spaces shall comply with Table 1106.1.

2. In Group I-1 and R-1 occupancies, *accessible* parking shall be provided in accordance with Table 1106.1.

**1106.3 Hospital outpatient facilities.** At least 10 percent, but not less than one, of care recipient and visitor parking spaces provided to serve hospital outpatient facilities shall be *accessible*.

**1106.4 Rehabilitation facilities and outpatient physical therapy facilities.** At least 20 percent, but not less than one, of the portion of care recipient and visitor parking spaces serving rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall be *accessible*.

**1106.5 Van spaces.** For every six or fraction of six *accessible* parking spaces, at least one shall be a van-accessible parking space.

**Exception:** In Group R-2 and R-3 occupancies, van-accessible spaces located within private garages shall be permitted to have vehicular routes, entrances, parking spaces and access aisles with a minimum vertical clearance of 7 feet (2134 mm).

**1106.6 Location.** *Accessible* parking spaces shall be located on the shortest *accessible route* of travel from adjacent parking to an *accessible* building entrance. In parking facilities

that do not serve a particular building, *accessible* parking spaces shall be located on the shortest route to an *accessible* pedestrian entrance to the parking facility. Where buildings have multiple *accessible* entrances with adjacent parking, *accessible* parking spaces shall be dispersed and located near the *accessible* entrances.

Where parking is provided within or beneath a building, *accessible* parking spaces shall also be provided within or beneath the building.

**Exceptions:**

1. In multilevel parking structures, van-accessible parking spaces are permitted on one level.
2. *Accessible* parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an *accessible* entrance or entrances, parking fee and user convenience.

**1106.7 Passenger loading zones.** Passenger loading zones shall be *accessible*.

**1106.7.1 Continuous loading zones.** Where passenger loading zones are provided, one passenger loading zone in every continuous 100 linear feet (30.4 m) maximum of loading zone space shall be *accessible*.

**1106.7.2 Medical facilities.** A passenger loading zone shall be provided at an *accessible* entrance to licensed medical and long-term care facilities where people receive physical or medical treatment or care and where the period of stay exceeds 24 hours.

**1106.7.3 Valet parking.** A passenger loading zone shall be provided at valet parking services.

**1106.7.4 Mechanical access parking garages.** Mechanical access parking garages shall provide at least one passenger loading zone at vehicle drop-off and vehicle pick-up areas.

**1106.8 Parking signage.** Each *accessible* parking space shall be marked with an R7-8 sign from the *Manual of Uniform Traffic Control Devices* and shall display the international symbol of accessibility. Beneath the R7-8 sign, each *accessible* parking space shall also be marked with a penalty sign, as required by N.J.S.A. 39:4-198, containing the following language:

PENALTY  
 \$250 FIRST OFFENSE  
 SUBSEQUENT OFFENSES  
 \$250 MINIMUM AND/OR  
 UP TO 90 DAYS COMMUNITY SERVICE  
 TOW AWAY ZONE

**1106.8.1** The bottom of the lowest sign shall be mounted approximately 60 inches above the parking lot or sidewalk surface when the sign is parallel to the sidewalk and approximately 72 inches above the parking lot or sidewalk when the sign is perpendicular to the sidewalk.

**1106.8.2** The penalty sign shall be centered and mounted at the head of each parking space.

**SECTION 1107  
 DWELLING UNITS AND SLEEPING UNITS**

**1107.1 General.** In addition to the other requirements of this chapter, occupancies having *dwelling units* or *sleeping units* shall be provided with *accessible* features in accordance with this section.

**1107.2 Design.** *Dwelling units* and *sleeping units* that are required to be *Accessible units* and *Type A units* shall comply with the applicable portions of Chapter 10 of ICC A117.1.

**1107.3 Accessible spaces.** Rooms and spaces available to the general public or available for use by residents and serving *Accessible units* or *Type A units* shall be *accessible*. *Accessible* spaces shall include toilet and bathing rooms, kitchen, living and dining areas, laundry areas, mailboxes and meeting rooms and any exterior spaces, including patios, terraces and balconies.

**Exceptions:**

1. Mailboxes shall be mounted at minimum height of 28 inches and a maximum of 54 inches where a parallel approach is provided.
2. Recreational facilities in accordance with Section 1110.2.

**1107.4 Accessible route.** At least one *accessible route* shall connect *accessible* building or facility entrances with the primary entrance of each *Accessible unit* and *Type A unit* within the building or facility and with those exterior and interior spaces and facilities that serve the units.

**Exceptions:**

1. If due to circumstances outside the control of the owner, either the slope of the finished ground level between *accessible* facilities and buildings exceeds one unit vertical in 12 units horizontal (1:12), or where physical barriers or legal restrictions prevent the installation of an *accessible route*, a vehicular route with parking that complies with Section 1106 at each *public* or *common use* facility or building is permitted in place of the *accessible route*.
2. In Group I-3 facilities, an *accessible route* is not required to connect *stories* or *mezzanines* where *Accessible units*, all *common use* areas serving *Accessible units* and all *public use* areas are on an *accessible route*.
3. In Group R-2 facilities with *Type A units* complying with Section 1107.6.2.2.1, an *accessible route* is not required to connect *stories* or *mezzanines* where *Type A units*, all *common use* areas serving *Type A units* and all *public use* areas are on an *accessible route*.
4. In other than Group R-2 dormitory housing provided by places of education, in Group R-2 facilities with *Accessible units* complying with Section 1107.6.2.3.1, an *accessible route* is not required to connect *stories* or *mezzanines* where *Accessible units*, all *common use* areas serving *Accessible units* and all *public use* areas are on an *accessible route*.



5. In Group R-1, an *accessible route* is not required to connect *stories* or *mezzanines* within individual units, provided the *accessible* level meets the provisions for *Accessible units* and sleeping accommodations for two persons minimum and a toilet facility are provided on that level.
6. In congregate residences in Groups R-3 and R-4, an *accessible route* is not required to connect *stories* or *mezzanines* where *Accessible units* or *Type B units*, all *common use* areas serving *Accessible units* and *Type B units* and all *public use* areas serving *Accessible units* and *Type B units* are on an *accessible route*.
7. An *accessible route* between *stories* is not required where *Type B units* are exempted by Section 1107.7.

**1107.5 Group I. Accessible units** shall be provided in Group I occupancies in accordance with Sections 1107.5.1 through 1107.5.5.

**1107.5.1 Group I-1. Accessible units** shall be provided in Group I-1 occupancies in accordance with Section 1107.5.1.1.

**1107.5.1.1 Accessible units.** In Group I-1 Condition 1, at least 4 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*. In Group I-1 Condition 2, at least 10 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*.

**1107.5.1.2 Type B units.** Deleted.

**1107.5.2 Group I-2 nursing homes. Accessible units** shall be provided in nursing homes of Group I-2 occupancies in accordance with Section 1107.5.2.1.

**1107.5.2.1 Accessible units.** At least 50 percent but not less than one of each type of the *dwelling units* and *sleeping units* shall be *Accessible units*.

**1107.5.2.2 Toilets used by residents.** Toilets used by residents shall be provided sufficient clearance on both sides of the toilet to enable the physical access and maneuvering by staff members to assist the resident in wheelchair-to-toilet transfers and returns. Alternative grab bar configurations shall be permitted.

**1107.5.2.3 Assisted Living.** (See top of next page.)

**1107.5.3 Group I-2 hospitals. Accessible units** shall be provided in general-purpose hospitals, psychiatric facilities and detoxification facilities of Group I-2 occupancies in accordance with Section 1107.5.3.1.

**1107.5.3.1 Accessible units.** At least 10 percent, but not less than one, of the *dwelling units* and *sleeping units* shall be *Accessible units*.

**Exception:** Entry doors to *Accessible dwelling units* or *sleeping units* shall not be required to provide the maneuvering clearance beyond the latch side of the door.

**1107.5.3.2 Type B units.** Deleted.

**1107.5.4 Group I-2 rehabilitation facilities.** In hospitals and rehabilitation facilities of Group I-2 occupancies that specialize in treating conditions that affect mobility, or

units within either that specialize in treating conditions that affect mobility, 100 percent of the *dwelling units* and *sleeping units* shall be *Accessible units*.

**1107.5.5 Group I-3. Accessible units** shall be provided in Group I-3 occupancies in accordance with Sections 1107.5.5.1 through 1107.5.5.3.

**1107.5.5.1 Group I-3 sleeping units.** In Group I-3 occupancies, at least 3 percent of the total number of *sleeping units* in the facility, but not less than one unit in each classification level, shall be *Accessible units*.

**1107.5.5.2 Special holding cells and special housing cells or rooms.** In addition to the *Accessible units* required by Section 1107.5.5.1, where special holding cells or special housing cells or rooms are provided, at least one serving each purpose shall be an *Accessible unit*. Cells or rooms subject to this requirement include, but are not limited to, those used for purposes of orientation, protective custody, administrative or disciplinary detention or segregation, detoxification and medical isolation.

**Exception:** Cells or rooms specially designed without protrusions and that are used solely for purposes of suicide prevention shall not be required to include grab bars.

**1107.5.5.3 Medical care facilities.** Patient *sleeping units* or cells required to be *Accessible units* in medical care facilities shall be provided in addition to any medical isolation cells required to comply with Section 1107.5.5.2.

**1107.6 Group R. Accessible units and Type A units** shall be provided in Group R occupancies in accordance with Sections 1107.6.1 through 1107.6.4.

**1107.6.1 Group R-1. Accessible units** shall be provided in Group R-1 occupancies in accordance with Section 1107.6.1.1.

**1107.6.1.1 Accessible units.** *Accessible dwelling units* and *sleeping units* shall be provided in accordance with Table 1107.6.1.1. Where buildings contain more than 50 *dwelling units* or *sleeping units*, the number of *Accessible units* shall be determined per building. Where buildings contain 50 or fewer *dwelling units* or *sleeping units*, all *dwelling units* and *sleeping units* on a *site* shall be considered to determine the total number of *Accessible units*. *Accessible units* shall be dispersed among the various classes of units.

**1107.6.1.2 Type B units.** Deleted.

**1107.6.2 Group R-2. Accessible units and Type A units** shall be provided in Group R-2 occupancies in accordance with Section 1107.6.2.1.

**1107.6.2.1 Live/work units.** In *live/work units* constructed in accordance with Section 419, the nonresidential portion is required to be *accessible*. In a structure where there are four or more *live/work units intended to be occupied as a residence*, the residential portion of the *live/work unit* shall comply with Sections 1107.6.2.2 and 1107.7.

**Exception:** Deleted.

1107.5.2.3

Assisted living. Assisted living facilities that are licensed by the Department of Health are Group I-2 for compliance with the building subcode, fire protection subcode, and the other subcodes of the Uniform Construction Code and shall be Group R-2 for the purposes of accessibility.

1107.5.2.3.1 Dwelling units that are available for occupancy only for 30 or more consecutive days shall be required to comply with Section 1003 of ICC/ANSI A117.1.

1107.5.2.3.2 Where an assisted living facility includes dwelling units or rooms that are available for occupancy for fewer than 30 consecutive days, 50 percent of those dwelling units or rooms shall be accessible in conformance with Section 1002 of ICC/ANSI A117.1 and shall include one full bathroom that complies with Section 1002 of ICC/ANSI A117.1 and, where a kitchen is provided, it shall comply with Section 1002 of ICC/ANSI A117.1.

1107.5.2.3.3 In dwelling units in an assisted living facility that are designated Group R-2 for the purposes of accessibility, the following may be adaptable:

TABLE 1107.6.1.1 ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS

TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITHOUT ROLL-IN SHOWERS	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS
1 to 25	1	0	1
26 to 50	2	0	2
51 to 75	3	1	4
76 to 100	4	1	5
101 to 150	5	2	7
151 to 200	6	2	8
201 to 300	7	3	10
301 to 400	8	4	12
401 to 500	9	4	13
501 to 1,000	2% of total	1% of total	3% of total
Over 1,000	20, plus 1 for each 100, or fraction thereof, over 1,000	10 plus 1 for each 100, or fraction thereof, over 1,000	30 plus 2 for each 100, or fraction thereof, over 1,000

1107.6.2.2 Live/Work units, apartment houses, monasteries and convents. *Type A units* shall be provided in live/work units, apartment houses, monasteries and convents in accordance with Section 1107.6.2.2.1.

1107.6.2.2.1 *Type A units*. In Group R-2 live/work units, apartment houses, monasteries and convents containing four or more dwelling units or sleeping units, all ground floor dwelling units in a building without elevator service and all dwelling units in an elevator serviced building shall be *Type A units*. For the purpose of applying this requirement, the ground floor shall mean, in a building containing dwelling units, the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.

Exception: The number of *Type A units* is permitted to be reduced in accordance with Section 1107.7.

1107.6.2.2.2 *Type B units*. Deleted.

1107.6.2.3 Group R-2 other than live/work units, apartment houses, monasteries and convents. In Group R-2 occupancies, other than *live/work units*, apartment houses, monasteries and convents falling within the scope of Sections 1107.6.2.1 and 1107.6.2.2, *Accessible units* and *Type A units* shall be provided in accordance with Sections 1107.6.2.3.1 and 1107.6.2.3.2. Bedrooms within congregate living facilities shall be counted as *sleeping units* for the purpose of determining the number of units. Where the *sleeping units* are grouped into suites, only one *sleeping unit* in each suite shall be permitted to count towards the number of required *Accessible units*.

1107.6.2.3.1 *Accessible units*. *Accessible dwelling units* and *sleeping units* shall be provided in accordance with Table 1107.6.1.1.

1107.6.2.3.2 *Type A units*. In Group R-2 occupancies other than live/work units, apartment houses, monasteries and convents containing four or more dwelling units or sleeping units, all ground floor dwelling units in a building without elevator service and all dwelling units in an elevator serviced building shall be *Type A units*. For the purpose of applying this requirement, the ground floor shall mean, in a building containing dwelling units, the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.

Exception: The number of *Type A units* is permitted to be reduced in accordance with Section 1107.7.

1107.6.3 Group R-3. In Group R-3 occupancies where there are four or more *dwelling units* or *sleeping units intended to be occupied as a residence* in a single structure, every *dwelling unit* and *sleeping unit intended to be occupied as a residence* shall be a *Type A units*. Bedrooms within congregate living facilities shall be counted as *sleeping units* for the purpose of determining the number of units.

Exception: The number of *Type A units* is permitted to be reduced in accordance with Section 1107.7.

1107.6.4 Group R-4. *Accessible units* and *Type A units* shall be provided in Group R-4 occupancies in accordance with Sections 1107.6.4.1 and 1107.6.4.2. Bedrooms in Group R-4 facilities shall be counted as *sleeping units* for the purpose of determining the number of units.

1107.6.4.1 *Accessible units*. In Group R-4 Condition 1, at least one of the *sleeping units* shall be an *Accessi-*

1107.5.2.3.3.1 The threshold for an accessible transfer shower may be adaptable as long as the shower threshold can be adapted with minimal expense and effort to be accessible; and

1107.5.2.3.3.2 A transfer-type shower of 36 inches by 48 inches that includes an accessible seat may be provided in individual dwelling units. The threshold of this shower shall not exceed four inches.

ble unit. In Group R-4 Condition 2, at least two of the sleeping units shall be an *Accessible unit*.

**1107.6.4.2 Type A units.** In structures with four or more sleeping units intended to be occupied as a residence, every sleeping unit intended to be occupied as a residence shall be a *Type A unit*.

**Exception:** The number of *Type A units* is permitted to be reduced in accordance with Section 1107.7.

**1107.6.5 COAH units.** The exemption for townhouses and multistory units notwithstanding, multistory or multi-floor townhouses for which credit is sought for low or moderate income housing through the Council on Affordable Housing (COAH) shall have the following features, which shall comply with the standards for *Type A dwelling units* per ICC/ANSI A117.1:

1. An adaptable entrance, with the plans for the adaptation to provide an accessible entrance;
  - 1.1. For the purposes of fulfilling the requirement, the use of a platform lift or a limited use/limited application elevator shall be acceptable;
2. An adaptable toilet and bathing facility on the first floor;
3. An adaptable kitchen on the first floor;
4. An accessible interior route of travel;
  - 4.1. An interior accessible route of travel shall not be required between stories; and
5. An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor.

**1107.7 General exceptions.** Where specifically permitted by Section 1107.5 or 1107.6, the required number of *Type A units* is permitted to be reduced in accordance with Sections 1107.7.1 through 1107.7.3.

**1107.7.1 Multistory units.** A multistory dwelling unit or sleeping unit that is not provided with elevator service is to be accessible as follows: The primary entrance to the unit shall comply with the requirements for a *Type A unit* and, where provided with the unit, a living area, kitchen, and toilet and bathing facility that comply with *Type A dwelling unit* shall be provided on that floor. Where a multistory unit is provided with external elevator service to only one floor, the floor provided with elevator service shall be the primary entry to the unit, shall comply with the requirements for a *Type A unit* and, where provided within the unit, a living area, a kitchen and toilet and bathing facility shall be provided on that floor.

**1107.7.2 Site impracticality.** On a *site* with multiple nonelevator buildings, the number of units required by Section 1107.7.1 to be *Type A units* is permitted to be reduced to a percentage that is equal to the percentage of the entire *site* having grades, prior to development, that are less than 10 percent, provided that all of the following conditions are met:

1. Not less than 20 percent of the units required by Section 1107.7.1 on the *site* are *Type A units*;
2. Units required by Section 1107.7.1, where the slope between the building entrance serving the units on

that *story* and a pedestrian or vehicular arrival point is no greater than 8.33 percent, are *Type A units*;

3. Units required by Section 1107.7.1, where an elevated walkway is planned between a building entrance serving the units on that *story* and a pedestrian or vehicular arrival point and the slope between them is 10 percent or less, are *Type A units*; and
4. Units served by an elevator in accordance with Section 1107.7.3 are *Type A units*.

**1107.7.3 Design flood elevation.** The required number of *Type A units* and shall not apply to a *site* where the required elevation of the lowest floor or the lowest horizontal structural building members of nonelevator buildings are at or above the *design flood elevation* resulting in:

1. A difference in elevation between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet (15 240 mm) exceeding 30 inches (762 mm), and
2. A slope exceeding 10 percent between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet (15 240 mm).

Where no such arrival points are within 50 feet (15 240 mm) of the primary entrances, the closest arrival points shall be used.

**Exception:** When an accessible route is provided, all dwelling units served by the accessible route shall be *Type A units*.

## SECTION 1108 SPECIAL OCCUPANCIES

**1108.1 General.** In addition to the other requirements of this chapter, the requirements of Sections 1108.2 through 1108.4 shall apply to specific occupancies.

**1108.2 Assembly area seating.** A building, room or space used for assembly purposes with *fixed seating* shall comply with Sections 1108.2.1 through 1108.2.5. Lawn seating shall comply with Section 1108.2.6. Assistive listening systems shall comply with Section 1108.2.7. Performance areas viewed from assembly seating areas shall comply with Section 1108.2.8. Dining areas shall comply with Section 1108.2.9.

**1108.2.1 Services.** If a service or facility is provided in an area that is not *accessible*, the same service or facility shall be provided on an *accessible* level and shall be *accessible*.

**1108.2.2 Wheelchair spaces.** In rooms and spaces used for assembly purposes with *fixed seating*, *accessible wheelchair spaces* shall be provided in accordance with Sections 1108.2.2.1 through 1108.2.2.3.

**1108.2.2.1 General seating.** *Wheelchair spaces* shall be provided in accordance with Table 1108.2.2.1.

TABLE 1108.2.2.1  
ACCESSIBLE WHEELCHAIR SPACES

CAPACITY OF SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF WHEELCHAIR SPACES
4 to 25	1
26 to 50	2
51 to 100	4
101 to 300	5
301 to 500	6
501 to 5,000	6, plus 1 for each 150, or fraction thereof, between 501 through 5,000
5,001 and over	36 plus 1 for each 200, or fraction thereof, over 5,000

**1108.2.2.2 Luxury boxes, club boxes and suites.** In each luxury box, club box and suite within arenas, stadiums and *grandstands*, *wheelchair spaces* shall be provided in accordance with Table 1108.2.2.1.

**1108.2.2.3 Other boxes.** In boxes other than those required to comply with Section 1108.2.2.2, the total number of *wheelchair spaces* provided shall be determined in accordance with Table 1108.2.2.1. *Wheelchair spaces* shall be located in not less than 20 percent of all boxes provided.

**1108.2.3 Companion seats.** At least one companion seat shall be provided for each *wheelchair space* required by Sections 1108.2.2.1 through 1108.2.2.3.

**1108.2.4 Dispersion of wheelchair spaces in multilevel assembly seating areas.** In *multilevel assembly seating areas*, *wheelchair spaces* shall be provided on the main floor level and on one of each two additional floor or *mezzanine* levels. *Wheelchair spaces* shall be provided in each luxury box, club box and suite within assembly facilities.

**Exceptions:**

1. In *multilevel assembly seating areas* utilized for worship services where the second floor or *mezzanine* level contains 25 percent or less of the total seating capacity, *wheelchair spaces* shall be permitted to all be located on the main level.
2. In *multilevel assembly seating areas* where the second floor or *mezzanine* level provides 25 percent or less of the total seating capacity and 300

or fewer seats, all *wheelchair spaces* shall be permitted to be located on the main level.

3. *Wheelchair spaces* in team or player seating serving areas of sport activity are not required to be dispersed.

**1108.2.5 Designated aisle seats.** At least 5 percent, but not less than one, of the total number of aisle seats provided shall be designated aisle seats and shall be the aisle seats located closest to *accessible routes*.

**Exception:** Designated aisle seats are not required in team or player seating serving *areas of sport activity*.

**1108.2.6 Lawn seating.** Lawn seating areas and exterior overflow seating areas, where fixed seats are not provided, shall connect to an *accessible route*.

**1108.2.7 Assistive listening systems.** Each building, room or space used for assembly purposes where audible communications are integral to the use of the space shall have an assistive listening system.

**Exception:** Other than in courtrooms, an assistive listening system is not required where there is no audio amplification system.

**1108.2.7.1 Receivers.** The number and type of receivers shall be provided for assistive listening systems in accordance with Table 1108.2.7.1.

**Exceptions:**

1. Where a building contains more than one room or space used for assembly purposes, the total number of required receivers shall be permitted to be calculated based on the total number of seats in the building, provided that all receivers are usable with all systems and if the rooms or spaces used for assembly purposes required to provide assistive listening are under one management.
2. Where all seats in a building, room or space used for assembly purposes are served by an induction loop assistive listening system, the minimum number of receivers required by Table 1108.2.7.1 to be hearing-aid compatible shall not be required.

**1108.2.7.2 Ticket windows.** Where ticket windows are provided in stadiums and arenas, at least one window at each location shall have an assistive listening system.

TABLE 1108.2.7.1  
RECEIVERS FOR ASSISTIVE LISTENING SYSTEMS

CAPACITY OF SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF RECEIVERS	MINIMUM NUMBER OF RECEIVERS TO BE HEARING-AID COMPATIBLE
50 or less	2	2
51 to 200	2, plus 1 per 25 seats over 50 seats*	2
201 to 500	2, plus 1 per 25 seats over 50 seats*	1 per 4 receivers*
501 to 1,000	20, plus 1 per 33 seats over 500 seats*	1 per 4 receivers*
1,001 to 2,000	35, plus 1 per 50 seats over 1,000 seats*	1 per 4 receivers*
Over 2,000	55, plus 1 per 100 seats over 2,000 seats*	1 per 4 receivers*

Note: \* = or fraction thereof

6. Except for light switches, where redundant controls are provided for a single element, one control in each space shall not be required to be *accessible*.
7. Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to comply with Section 1010.1.9.2.

1109.14 **Fuel-dispensing systems.** Fuel-dispensing systems shall be *accessible*.

1109.15 **Gaming machines and gaming tables.** Two percent, but not less than one, of each type of gaming table provided shall be *accessible* and provided with a front approach. Two percent of gaming machines provided shall be *accessible* and provided with a front approach. *Accessible* gaming machines shall be distributed throughout the different types of gaming machines provided.

## SECTION 1110 RECREATIONAL FACILITIES

1110.1 **General.** Recreational facilities shall be provided with *accessible* features in accordance with Sections 1110.2 through 1110.4.

1110.2 **Facilities serving Group R-2, R-3 and R-4 occupancies.** Recreational facilities that serve Group R-2, R-3 and Group R-4 occupancies shall comply with Sections 1110.2.1 through 1110.2.3, as applicable.

1110.2.1 **Facilities serving Accessible units.** In Group R-2 and R-4 occupancies where recreational facilities serve *Accessible units*, every recreational facility of each type serving *Accessible units* shall be *accessible*.

1110.2.2 **Facilities serving Type A in a single building.** In Group R-2, R-3 and R-4 occupancies where recreational facilities serve a single building containing *Type A units*, 25 percent, but not less than one, of each type of recreational facility shall be *accessible*. Every recreational facility of each type on a site shall be considered to determine the total number of each type that is required to be *accessible*.

1110.2.3 **Facilities serving Type A in multiple buildings.** In Group R-2, R-3 and R-4 occupancies on a single site where multiple buildings containing *Type A units* are served by recreational facilities, 25 percent, but not less than one, of each type of recreational facility serving each building shall be *accessible*. The total number of each type of recreational facility that is required to be *accessible* shall be determined by considering every recreational facility of each type serving each building on the site.

1110.3 **Other occupancies.** Recreational facilities not falling within the purview of Section 1110.2 shall be *accessible*.

1110.4 **Recreational facilities.** Recreational facilities shall be *accessible* and shall be on an *accessible route* to the extent specified in this section.

1110.4.1 **Area of sport activity.** Each *area of sport activity* shall be on an *accessible route* and shall not be required to be *accessible* except as provided for in Sections 1110.4.2 through 1110.4.14.

1110.4.2 **Team or player seating.** At least one wheelchair space shall be provided in team or player seating areas serving *areas of sport activity*. \*\*

**Exception:** Wheelchair spaces shall not be required in team or player seating areas serving bowling lanes that are not required to be *accessible* in accordance with Section 1110.4.3.

1110.4.3 **Bowling lanes.** An *accessible route* shall be provided to at least 5 percent, but not less than one, of each type of bowling lane. \*\*

1110.4.4 **Court sports.** In court sports, at least one *accessible route* shall directly connect both sides of the court. \*\*

1110.4.5 **Raised boxing or wrestling rings.** Raised boxing or wrestling rings are not required to be *accessible* or to be on an *accessible route*. \*\*

1110.4.6 **Raised refereeing, judging and scoring areas.** Raised structures used solely for refereeing, judging or scoring a sport are not required to be *accessible* or to be on an *accessible route*. \*\*

1110.4.7 **Animal containment areas.** Animal containment areas that are not within public use areas are not required to be *accessible* or to be on an *accessible route*.

1110.4.8 **Amusement rides.** Deleted.

1110.4.9 **Recreational boating facilities.** Boat slips required to be *accessible* by Sections 1110.4.9.1 and 1110.4.9.2 and boarding piers at boat launch ramps required to be *accessible* by Section 1110.4.9.3 shall be on an *accessible route*.

1110.4.9.1 **Boat slips.** *Accessible* boat slips shall be provided in accordance with Table 1110.4.9.1. All units on the site shall be combined to determine the number of *accessible* boat slips required. Where the number of boat slips is not identified, each 40 feet (12 m) of boat slip edge provided along the perimeter of the pier shall be counted as one boat slip for the purpose of this section.

**Exception:** Boat slips not designed for embarking or disembarking are not required to be *accessible* or to be on an *accessible route*.

1110.4.9.2 **Dispersion.** *Accessible* boat slips shall be dispersed throughout the various types of boat slips provided. Where the minimum number of *accessible* boat slips has been met, no further dispersion shall be required.

1110.4.9.3 **Boarding piers at boat launch ramps.** Where boarding piers are provided at boat launch ramps, at least 5 percent, but not less than one, of the boarding piers shall be *accessible*.

1110.4.10 **Exercise machines and equipment.** At least one of each type of exercise machine and equipment shall be on an *accessible route*.

1110.4.11 **Fishing piers and platforms.** Fishing piers and platforms shall be *accessible* and be on an *accessible route*.

1110.4.12 **Miniature golf facilities.** Deleted.

TABLE 1110.4.9.1  
BOAT SLIPS

TOTAL NUMBER OF BOAT SLIPS PROVIDED	MINIMUM NUMBER OF REQUIRED ACCESSIBLE BOAT SLIPS
1 to 25	1
26 to 50	2
51 to 100	3
101 to 150	4
151 to 300	5
301 to 400	6
401 to 500	7
501 to 600	8
601 to 700	9
701 to 800	10
801 to 900	11
901 to 1000	12
1001 and over	12, plus 1 for every 100, or fraction thereof, over 1,000

**1110.4.13 Swimming pools, wading pools, hot tubs and spas.** Swimming pools, wading pools, hot tubs and spas shall be *accessible* and be on an *accessible route*.

**Exceptions:**

1. Catch pools or a designated section of a pool used as a terminus for a water slide flume shall not be required to provide an *accessible* means of entry, provided that a portion of the catch pool edge is on an *accessible route*.
2. Where spas or hot tubs are provided in a cluster, at least 5 percent, but not less than one spa or hot tub in each cluster, shall be *accessible* and be on an *accessible route*.
3. Deleted.

\* **1110.4.13.1 Raised diving boards and diving platforms.** Raised diving boards and diving platforms are not required to be *accessible* or to be on an *accessible route*.

**1110.4.13.2 Water slides.** Water slides are not required to be *accessible* or to be on an *accessible route*.

**1110.4.14 Shooting facilities with firing positions.** Where shooting facilities with firing positions are designed and constructed at a site, at least 5 percent, but not less than one, of each type of firing position shall be *accessible* and be on an *accessible route*.

## SECTION 1111 SIGNAGE

**1111.1 Signs.** Required *accessible* elements shall be identified by the International Symbol of Accessibility at the following locations.

1. *Accessible* parking spaces required by Section 1106.1.

2. *Accessible* parking spaces required by Section 1106.2.

**Exception:** In Group I-1, R-2, R-3 and R-4 facilities, where parking spaces are assigned to specific *dwelling units* or *sleeping units*, identification of an assigned *accessible* parking space is not required.

3. *Accessible* passenger loading zones.
4. *Accessible* rooms where multiple single-user toilet or bathing rooms are clustered at a single location.
5. *Accessible* entrances where not all entrances are *accessible*.
6. *Accessible* check-out aisles where not all aisles are *accessible*. The sign, where provided, shall be above the check-out aisle in the same location as the check-out aisle number or type of check-out identification.
7. Family or assisted-use toilet and bathing rooms.
8. *Accessible* dressing, fitting and locker rooms where not all such rooms are *accessible*.
9. *Accessible* areas of refuge in accordance with Section 1009.9.
10. Exterior areas for assisted rescue in accordance with Section 1009.9.
11. In recreational facilities, lockers that are required to be *accessible* in accordance with Section 1109.9.

**1111.2 Directional signage.** Directional signage indicating the route to the nearest like *accessible* element shall be provided at the following locations. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

1. Inaccessible building entrances.
2. Inaccessible public toilets and bathing facilities.
3. Elevators not serving an *accessible route*.
4. At each separate-sex toilet and bathing room indicating the location of the nearest family/assisted use toilet or