



Accessibility FAQs

1. [SPS 362.1101\(1\)\(a\)](#) and IBC 1107.7.2 – 6/30/2008

Q: Do the operable control requirements found in SPS 362.1101(1)(a) overrule the general exception spelled out in IBC 1107.7.2 and require the controls on the upper levels of multistory units to be located at the heights required of Type B units?

A: No, the two provisions actually work together. The Wisconsin provision in [SPS 362.1101\(1\)\(a\)](#) that requires the circuit controls to follow Sections 309.2 and 309.3 of the ICC/ANSI A117.1 standard is not in conflict with the general exception for "multistory units" found in IBC 1107.7.2. That exception effectively excuses the multistory units, typically townhouses, from all the "Type B" requirements.

In summary, because the multistory exception in SPS 362.1107 waives all "Type B" requirements, the operable control requirements of SPS 362.1101(1)(a) are not applicable.

2. IBC 1101.2, ICC/ANSI A117.1 Section 608.2.1 – 6/30/2008

Q: When providing a shower that is not inside of a Type B dwelling unit, can the shower be larger than 36" wide by 36" deep inside finished dimension and still be considered a Transfer-Type shower compartment?

A: A shower that is not located within a Type B dwelling unit is subject to more stringent criteria than a shower within a Type B dwelling unit because of the intended flexibility of the fair housing laws. Accordingly, to be recognized as a Transfer-Type shower compartment, the shower must meet all of the provisions specified in Section 608.2.1 of the ICC/ANSI standard. The compact size specified provides a configuration that when coupled with all the other requirements associated with such things as grab bars, seat and shower controls, is routinely recognized and accepted as being usable. A larger compartment can be recognized as a Transfer-type provided the controls, grab bars and seat are situated and configured such that it provides the same characteristics as would exist in the specified shower compartment. Important characteristics are the seat back and seat location that must be situated to provide support for the person that has transferred to the seat while also meeting the reach provisions associated with the grab bars and shower controls. Due to the complexity associated with such designs, when a larger shower compartment is being proposed as a Transfer-Type shower compartment, the design must be approved by the code official and documented as such. If not approved as a Transfer-Type shower compartment, the larger compartment is considered a Roll-In-Type shower compartment and subject to the requirements of ICC/ANSI A117.1 Section 608.2.2 or section 608.2.3.

3. IBC 1103.2.2 and 1109.3 – 6/30/2008

Q: Do the employee sinks that are typically provided in medical clinic examination rooms have to be accessible?

A: No. Even though all of the exam rooms must be accessible, the sinks in those rooms are considered employee workstations covered by the general exception found under IBC 1103.2.2.

4. IBC 1104, IEBC 1006, and IEBC 705 – 7/30/2008

Q: Are there any situations where a platform lift complying with Chapter SPS 318 may be used as a portion of the accessible route for an addition to an existing building, so as to comply with the requirement that an accessible route be provided to areas that affect accessibility to or include an area of primary function?

A: Yes, an accessible route can be provided by means of a platform lift when the main reason for the building addition and the platform lift is to provide an accessible route to existing portions of the building that would otherwise remain inaccessible to people with disabilities. The platform lift may be included in the modification to the existing building provided the cost of including the installation of a minimally compliant elevator as a part of the accessible route exceeds 20 percent of the cost of the remodeling, including both the alteration work and the addition. A platform lift is also permitted as a part of the accessible route in the limited conditions outlined in IBC 1109.8 in new construction.

5. IBC 1104.4 and IBC 1104.5 – 6/30/2008

Q: In multilevel buildings, which floor levels must be accessible to persons with disabilities?

A: At least one accessible route shall connect each accessible story and mezzanine in multilevel buildings and facilities. An accessible route is required to floor levels within all stories, mezzanines, raised or depressed areas unless meeting an exception in IBC 1104.4 or in general exceptions in IBC 1103.2.

6. IBC 1106.5 – 5/21/2020

Q: Van Spaces Exception: Are the size of private garages that can utilize the exception to IBC 1106.5 limited to the size allowed by IBC 406.3.1 for type U private garages?

A: Yes, private garages (U occupancy) that incorporate van accessible parking spaces are still limited to 1,000 square feet in area per IBC 406.3.1. According to the exception in IBC 1106.5, 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 (instead of 98 inches per A117.1-2009 Section 502.6). The definition requires the garage to solely serve the residential tenants of the building; public parking, including employee parking would not be permitted within the private garage.