

**FAX TRANSMITTAL**

May 14, 2015

**To: Undisclosed Recipients**

**Re: 2010 OSSC Update**  
 Volume 2/ 2015

2 pages sent

For back issues of Code Updates, Code information and other **MJ Arts** services, visit:  
[www.mjarts.com](http://www.mjarts.com)

**Things I Haven't Encountered Before**

Two Accessibility issues I haven't encountered before; issues brought up by clients:

Maneuvering clearance for manual doors is addressed in Section 404.2.9 of ANSI A117.1.2009.

Manual doors on an accessible route must have a smooth surface on the push side with no protruding hardware within 10in of the floor or ground. In the photo at right, floor-latching components of Panic Hardware could inhibit passage through a door opening by catching a crutch, cane, walker, or wheelchair.

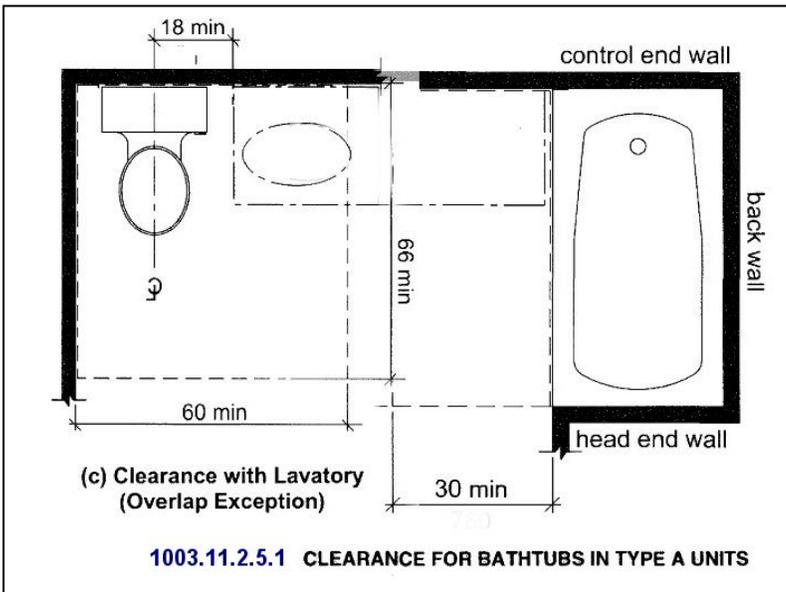
This requirement was also found in the previous edition of ANSI A117.1. I never encountered it as an issue. This only applies to floor-latching Panic Hardware; the majority of Panic Hardware installations don't use floor-latch mechanisms. This only applies to manual door openings.



The design at the left is sort of hidden in the 2009 ANSI. It is the result of combining two of the ANSI requirements. It only applies to Type A Units in apartment complexes.

The issue is Front-Approach at bathroom cabinets. The countertop can extend into the Clear Floor Space at bathtubs; sinks are not permitted in this space.

The way ANSI is written, swing-down grab bars are not permitted at Type A units; consequently there must be a wall adjacent to the toilet.

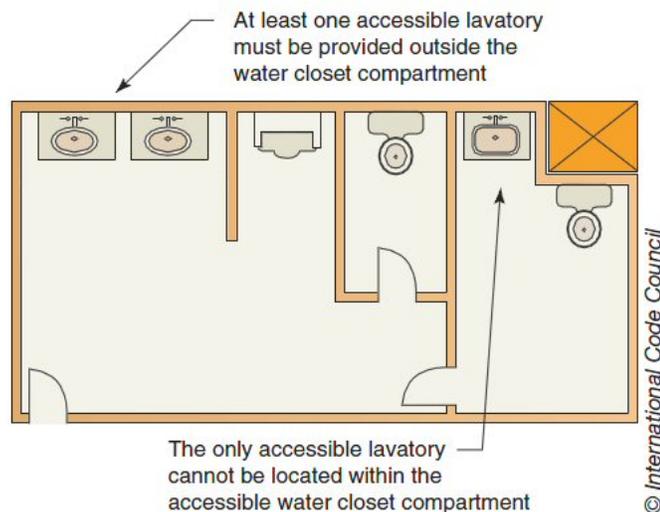


## 2015 International Building Code

We aren't using the 2015 IBC yet; we are still in the 2012 Edition. Normally, the main reason for paying attention to Code provisions that aren't applicable yet is in an Appeal/Alternate Means and Methods approach for a design. If the Model Code in the future is going to approve a design, it makes sense that it could apply in the present; providing that the new provision does not rely on some other not-yet-applicable element of the Code to ensure fire- and life-safety.

This interpretation was released today, and my guess is that someone is going to look at the picture, and not read the words, and come up with the wrong idea...

**2015 CODE: 1109.2.3 Lavatories.** Where lavatories are provided, at least 5 percent, but not less than one, shall be accessible. Where an accessible lavatory is located within the accessible water closet compartment at least one additional accessible lavatory shall be provided in the multi-compartment toilet room outside the water closet compartment. Where the total lavatories provided in a toilet room or bathing facility is six or more, at least one lavatory with enhanced reach ranges shall be provided.



This drawing does not say that Accessible toilet compartments are to include an Accessible lavatory. The intent is that if there is only one Accessible lavatory in the toilet room, then the Accessible lavatory must be available for all users of the toilet room. If one wants to include an Accessible lavatory in the Accessible toilet stall, there must also be an Accessible lav in the main portion of the toilet room.

**MJ Arts** has been a State-licensed Plan Reviewer and Structural Inspector; and is available to assist you with your plan review needs. **MJ Arts** can provide you with timely plan review and Code interpretation information. For email information, contact:

**[marty@mjarts.com](mailto:marty@mjarts.com)**

Telephone/FAX/e-mail consulting services are available on an hourly, monthly or contract basis for architects, designers and construction professionals. Contact me for more information.

*Marty Jones has been an ICC-certified- and a State of Oregon-licensed Plans Examiner and Structural Inspector, with 14 years of experience working for the City of Portland as a Building Plans Examiner.*

*MJ Arts was created in 1998 to provide the professional construction community with a source of Building Code and architectural information that will enable them to be better-prepared for working with the governmental bodies that enforce regulations pertaining to the construction industry.*