



**STOREFRONT  
ACCESSIBILITY**

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PRESENTED BY

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# PRESENTATION DESCRIPTION

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This presentation covers the accessibility requirements for storefronts and reference specific provisions of the NYC Building Code pertaining to the entrance way of certain assembly occupancies and mercantile occupancies. Examples of existing and new storefront entrances including conditions under which accessibility is required will be discussed. The presentation also covers the provisions governing the construction of entrances, entrance ramps, lifts, clearances, door hardware, and other related requirements.

# 2014 NYC BUILDING CODE 1102 Definitions

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**ACCESSIBLE.** A site, building, facility or portion thereof that complies with this chapter.



Photo Source: NYC Commission on Human Rights and Mayor's Office for People with Disabilities

# 2014 NYC BUILDING CODE CHAPTER 11 OVERVIEW

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- **SECTION BC 1101 General**
- SECTION BC 1102 Definitions
- SECTION BC 1103 Scoping Requirements
- SECTION BC 1104 Accessible Route
- **SECTION BC 1105 Accessible Entrances**
- SECTION BC 1106 Parking and Passenger Loading Facilities
- SECTION BC 1107 Dwelling Units and Sleeping Units
- SECTION BC 1108 Special Occupancies
- SECTION BC 1109 Other Features and Facilities
- SECTION BC 1110 Signage

# 2014 NYC BUILDING CODE

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## 1101 General

- **1101.1 Scope.** The provisions of this chapter and Appendices E, N and P shall control the design and construction of facilities for accessibility to persons with physical disabilities.
- In addition to the provisions of Chapter 11, there are accessibility-related technical requirements elsewhere in the code.
  - Section 1007 Accessible Means Of Egress
  - Section 3001.3 Elevators And Conveying Systems, Accessibility

# 2014 NYC BUILDING CODE

## 1101 General

- 1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.
- Currently referenced standard is the 2009 version of ICC A117.1.
- ICC A117.1 is the national standard used for establishing technical requirements – indicates how to make something accessible.

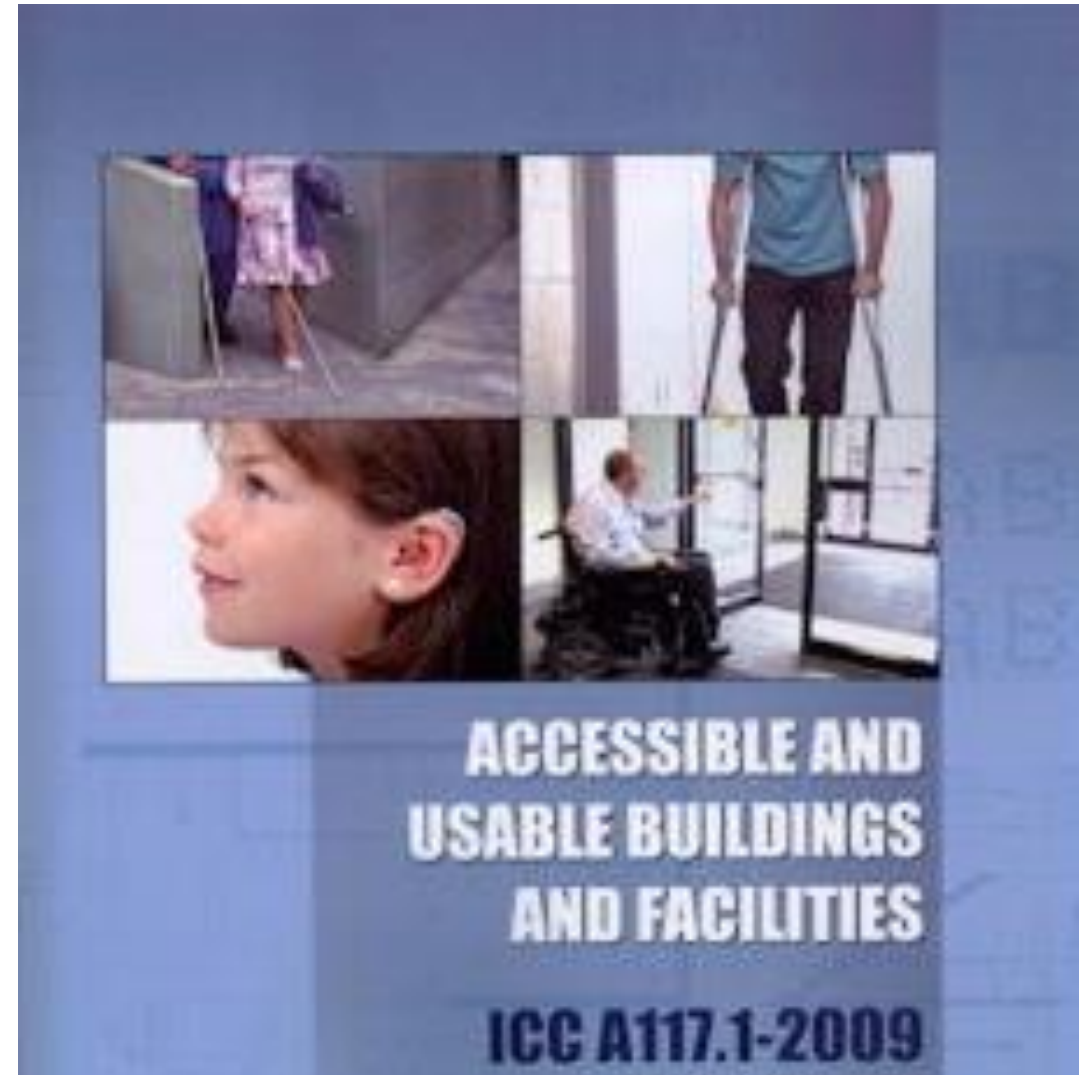


Photo Source: ICC A117.1-2009

# 2014 NYC BUILDING CODE

## 1101 General

- 1101.3 Special provisions for prior code buildings. The provisions of this chapter shall apply to alterations, including minor alterations but excluding ordinary repairs, and changes of use or occupancy to prior code buildings in accordance with Sections 1101.3.1 through 1101.3.5.

Exception: The provisions of this chapter are not applicable to:

1. Ordinary repairs.
2. R-3 occupancies in buildings with first occupancy on or before March 13, 1991.
3. R-3 occupancies in buildings with first occupancy after March 13, 1991, and originally constructed in a single structure with fewer than four dwelling or sleeping units.



# 2014 NYC ADMINISTRATIVE CODE

## Why does NYC BC Chapter 11 – Accessibility apply to prior code buildings?

### ■ §28-101.4.3 **Optional use of the 1968 building code for work on prior code buildings.**

- At the option of the owner, and subject to applicable provisions of this code, work on prior code buildings may be performed in accordance with the requirements and standards set forth in the 1968 building code, or where the 1968 code so authorizes, the code in effect prior to December 6, 1968

### **Exception:**

**# 5. Accessibility.** Alterations, including minor alterations, of buildings and changes of use or occupancy, shall be governed by chapter 11 of the New York city building code, subject to special provisions for prior code buildings as set forth therein.

# 2014 NYC ADMINISTRATIVE CODE

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- §28-105.4.2 Minor alterations and ordinary repairs.
  - §28-105.4.2.1 Definitions.
    - **MINOR ALTERATIONS** do not in any way affect the health or the fire or structural safety of the building occupants.
    - **ORDINARY REPAIRS** are replacements of existing work in a building, or of parts of the equipment therein, with the same or equivalent components.
    - **WORK NOT CONSTITUTING MINOR ALTERATIONS OR ORDINARY REPAIRS** is listed in this section.

# 2014 NYC BUILDING CODE

## 1101 General

- 1101.3.1 Requirements based on **change of occupancy or how a space is used.** Accessible features and construction governed by this chapter shall be provided:
  1. To the **entire building,** where a **change is made in the main use or dominant occupancy** of such building.
  2. **Throughout a space,** including the **immediate entrance(s)** thereto, where an alteration is made that is considered either (i) **a change in occupancy classification** of such space in accordance with this code, or (ii) **a change in the zoning use group** of such space in accordance with the New York City Zoning Resolution.
    - 2.1. Entrances within 18" of the sidewalk. Where the floor elevation of a space is within 18" of the sidewalk. If the immediate entrance(s) to such space provides direct access to the sidewalk, such immediate entrance(s) shall be provided with an accessible route to the sidewalk.
  3. To provide an accessible route to a space, including rooftops, where prior to a change in use of occupancy or in how such space is used, this chapter would not have required an accessible route.

# 2014 NYC BUILDING CODE

## 1101 General

- 1101.3.2 Requirements based on value of alterations. Accessible features and construction governed by this chapter shall be provided:
  1. To the entire building undergoing alterations, as if the building were hereafter erected, where the value of alterations exceeds 50 percent of the value of the existing building.
  2. To the portion of the building being altered, to the extent of the alteration, including minor alterations but excluding ordinary repairs, where the value of the alteration does not exceed 50 percent of the value of the existing building.
    - 2.1 Within buildings with first occupancies on or before March 13, 1991, bathrooms and powder rooms located in dwelling units in such portion being altered shall be permitted to comply with prototype layouts established by rule.

# WHEN IS ACCESSIBILITY AT AN ENTRANCE REQUIRED?

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- At all entrances of
  - New buildings
  - Alteration projects that exceed a certain cost threshold
  - Change of main use or dominant occupancy of building
- Alteration triggering entrance requirements:
  - Change of occupancy or use to portion(s) of building
  - Partial alteration
- See next slides for discussion of entrance types.

# 2014 NYC BUILDING CODE

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## 1102 Definitions

- **SERVICE ENTRANCE.** An entrance solely for the delivery of goods or services.
- **RESTRICTED ENTRANCE.** An entrance that is made available for public use but on a controlled basis, and that is not a service entrance.
- **PUBLIC ENTRANCE.** An entrance that is not a service entrance.

# 2014 NYC BUILDING CODE

## 1105 Accessible Entrances

1105.1 Public entrances. **All Public entrances: 100% Accessible**

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, entrances from such access shall be accessible.



# 2014 NYC BUILDING CODE

## 1105 Accessible Entrances

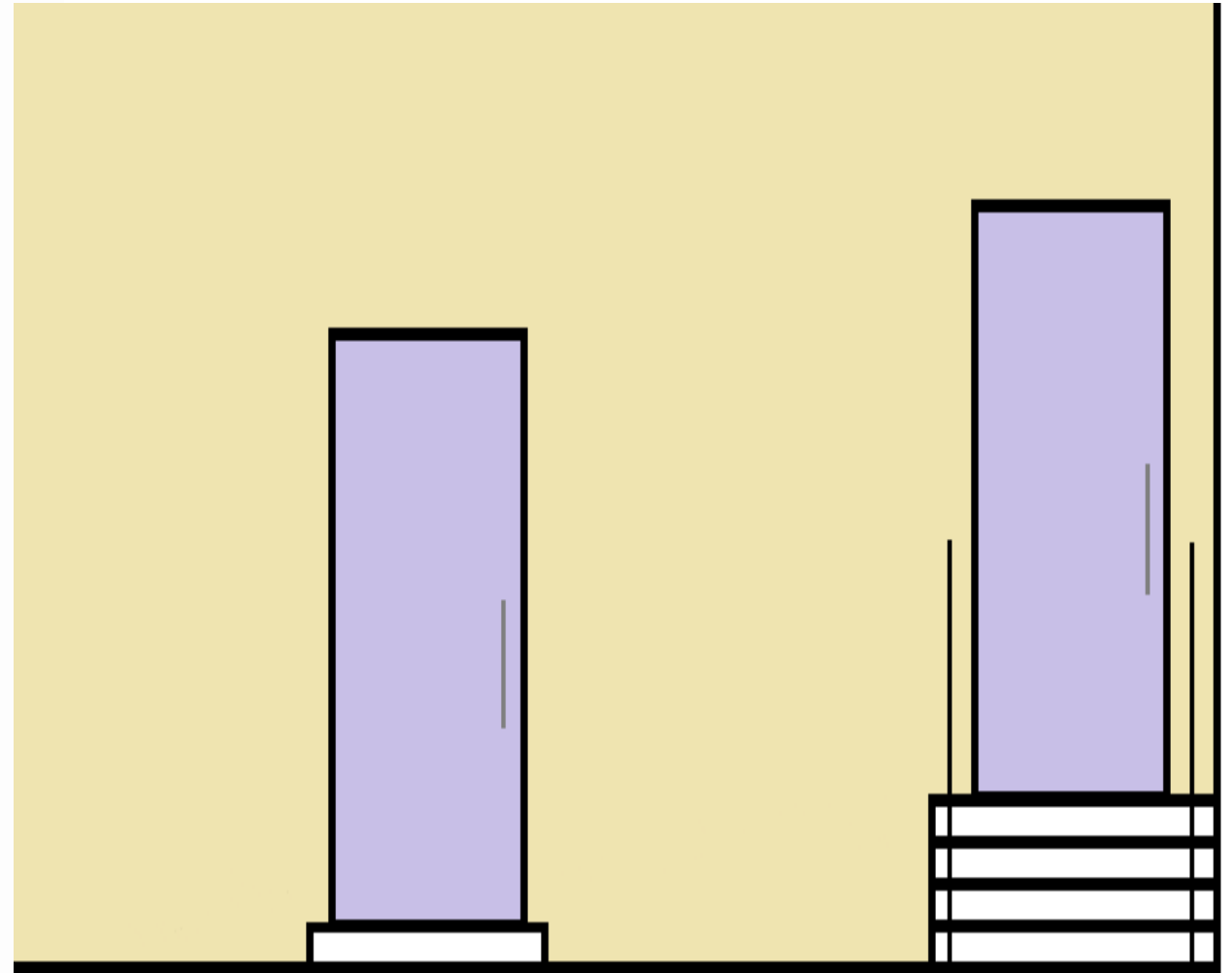
- 1105.1.3 Restricted entrances. **Restricted entrance: 100% Accessible**
- 1105.1.5 Service entrances. **Must be accessible if it is the only entrance to a building**
- 1105.1.6 Tenant spaces. **All entrances to tenant spaces that are required to be accessible shall be accessible entrances.**
  - 1105.1.6.1 Dwelling units and sleeping units. This section provides the technical references for doors, doorways and door hardware, as well as any exceptions, for dwelling and sleeping units.



## EXISTING ENTRANCES

Must both doors be made accessible given the following conditions?

- Left door is a public entrance that is 6 inches above sidewalk.
- Right door is a public entrance that is 24 inches above sidewalk.
- Change of occupancy is proposed to the space served by the doors.

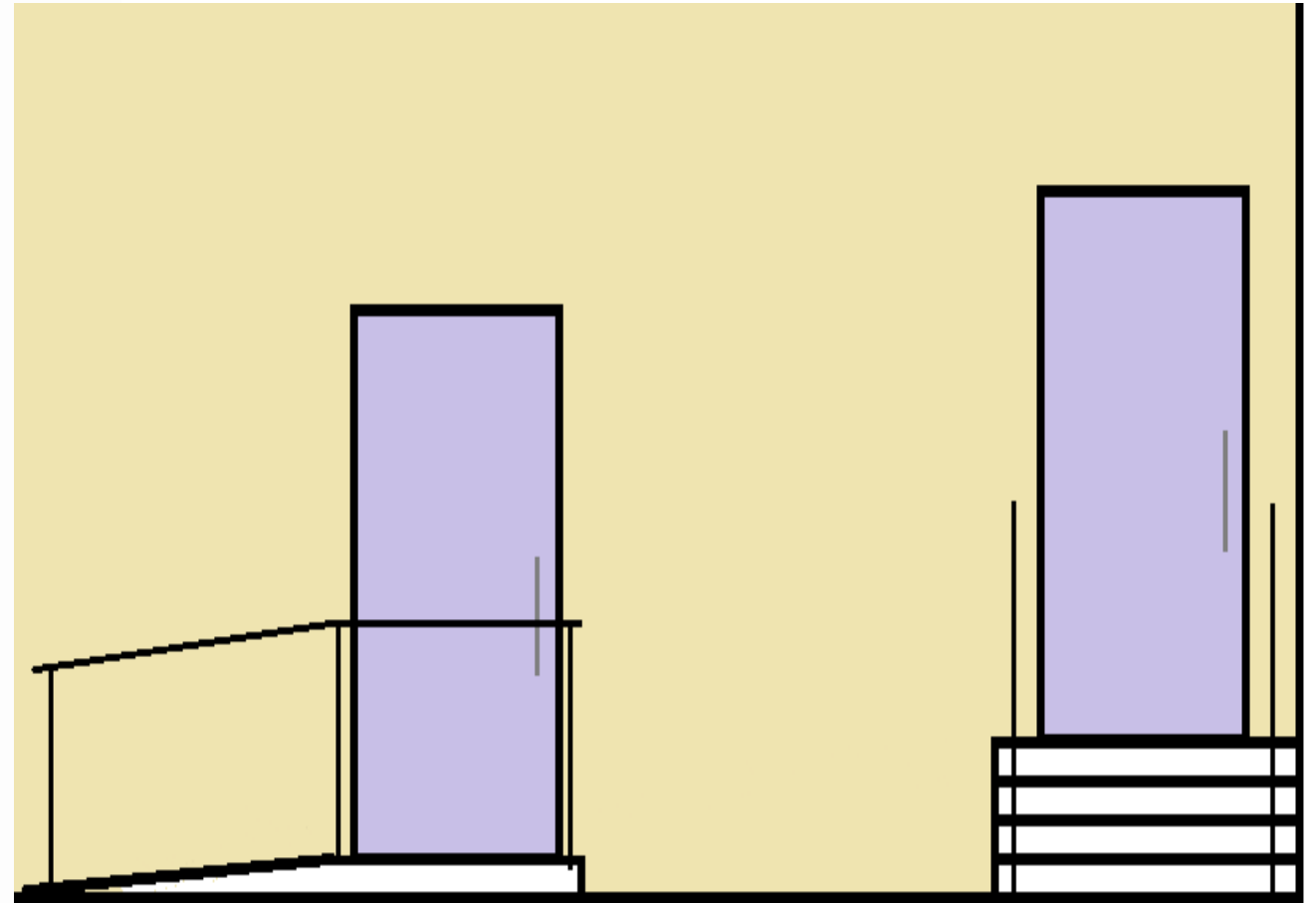


# EXISTING ENTRANCES

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Existing entrance made accessible with compliant ramp

- Left door is required to be accessible. Within 18 inches of sidewalk.
- Right door is not required to be accessible. Not within 18 inches of sidewalk.



## 2014 NYC BUILDING CODE 1109 Other Features and Facilities

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1109.7 Lifts. Platform (wheelchair) lifts are permitted in certain circumstance

- Travel along a stairway where penetration of a floor is not desirable
- Must not reduce min. egress width along the path of travel
- Vertical travel distance of 168" max. (limited by ASME 18.1-2005)



Photo Source: 2015 International Building Code Commentary

## 2014 NYC BUILDING CODE 1109 Other Features and Facilities

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- Chairlift cannot serve as part of a required accessible route.
- Chairlift can be installed in addition to other accessible means of access.

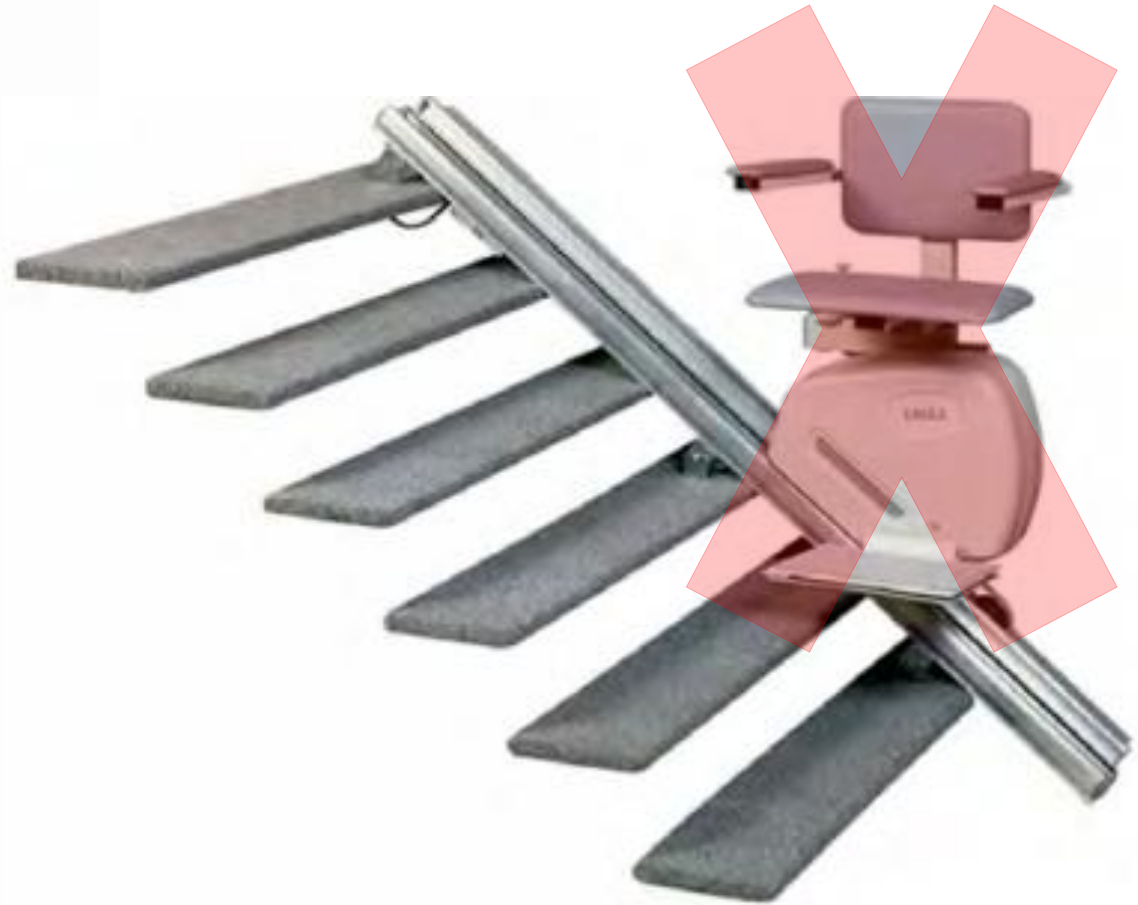


Photo Source: 2015 International Building Code Commentary

# 2014 NYC BUILDING CODE 1101 General

## 1101.3.1 Item 2

- Refer to Buildings Bulletin 2009-025
- Clarifies when a new or amended certificate of occupancy (C of O) is not needed.
- Only applies to a small (less than 75 occupants), existing, individual establishment that is changing from business to mercantile OR mercantile to business.
- Items 1 through 5 of bulletin must apply in order to not have to change C of O.




NYC Buildings Department  
280 Broadway, New York, NY 10007

Robert D. LiMandri, Commissioner



### BUILDINGS BULLETIN 2009-025

Operational

<b>Supersedes:</b>	None
<b>Issuer:</b>	Fatma M. Amer, P.E. First Deputy Commissioner 
<b>Issuance Date:</b>	December 1, 2009
<b>Purpose:</b>	This document clarifies the requirement for a new or amended Certification of Occupancy for alterations to a small, existing establishment.
<b>Related Code/Zoning Section(s):</b>	AC 28-118.3.1      AC 28-101.4.3 AC 28-118.3.2      BC 302.1 BC 303.1 Exception 2
<b>Subject(s):</b>	Alterations, business and mercantile establishments; certificate of occupancy, business and mercantile establishments

# 2014 NYC BUILDING CODE

## 1101 General

### ■ 1101.3.1 Item 2

#### ■ Refer to Buildings Bulletin 2009-025 (continued)

- Item 1: Alteration is within same zoning use group
- Item 2: Does not apply to assembly occupancy
- Item 3: Space is located at or near the ground floor
- Item 4: "The portion of the establishment which is being altered complies or is made to comply with any other requirements that would be applicable to the alteration, including but not limited to accessibility requirements (e.g. entrance, toilet room, etc.)..."

This means that an accessible entrance is required if the scope of work mandates that the alteration comply with BC Chapter 11.

- Item 5: No change in required exits. Exit doors can be made bigger (No Alt 1)
- Item 6: No change in live load

## EXAMPLE 1: Before

Based on the information provided, will an accessible entrance be required?

- Existing Building
- No proposed change of Zoning Use Group 6
- Alteration Type 1
- Change from commercial (COM per 1938 Code) to assembly (A-2 per 2014 BC) occupancy



## EXAMPLE 1: After

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Based on the information provided, will an accessible entrance be required?

Yes.

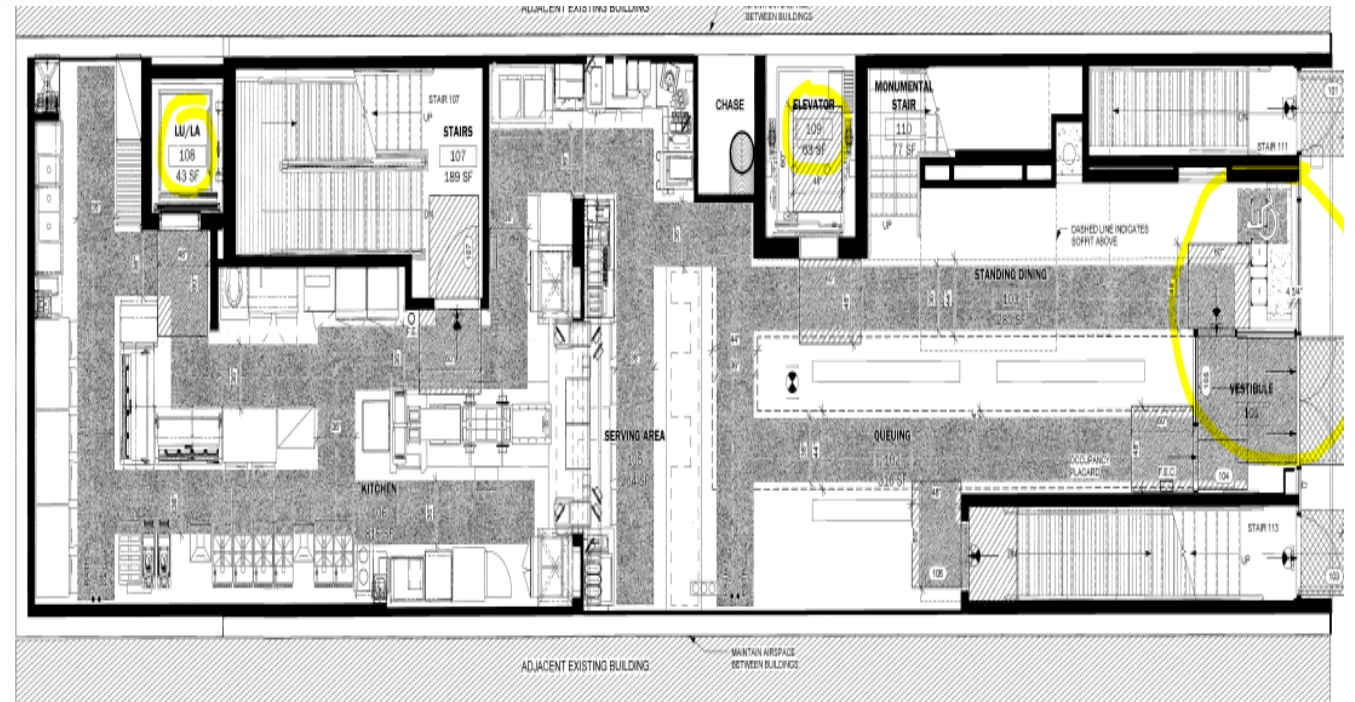




## EXAMPLE 1: After

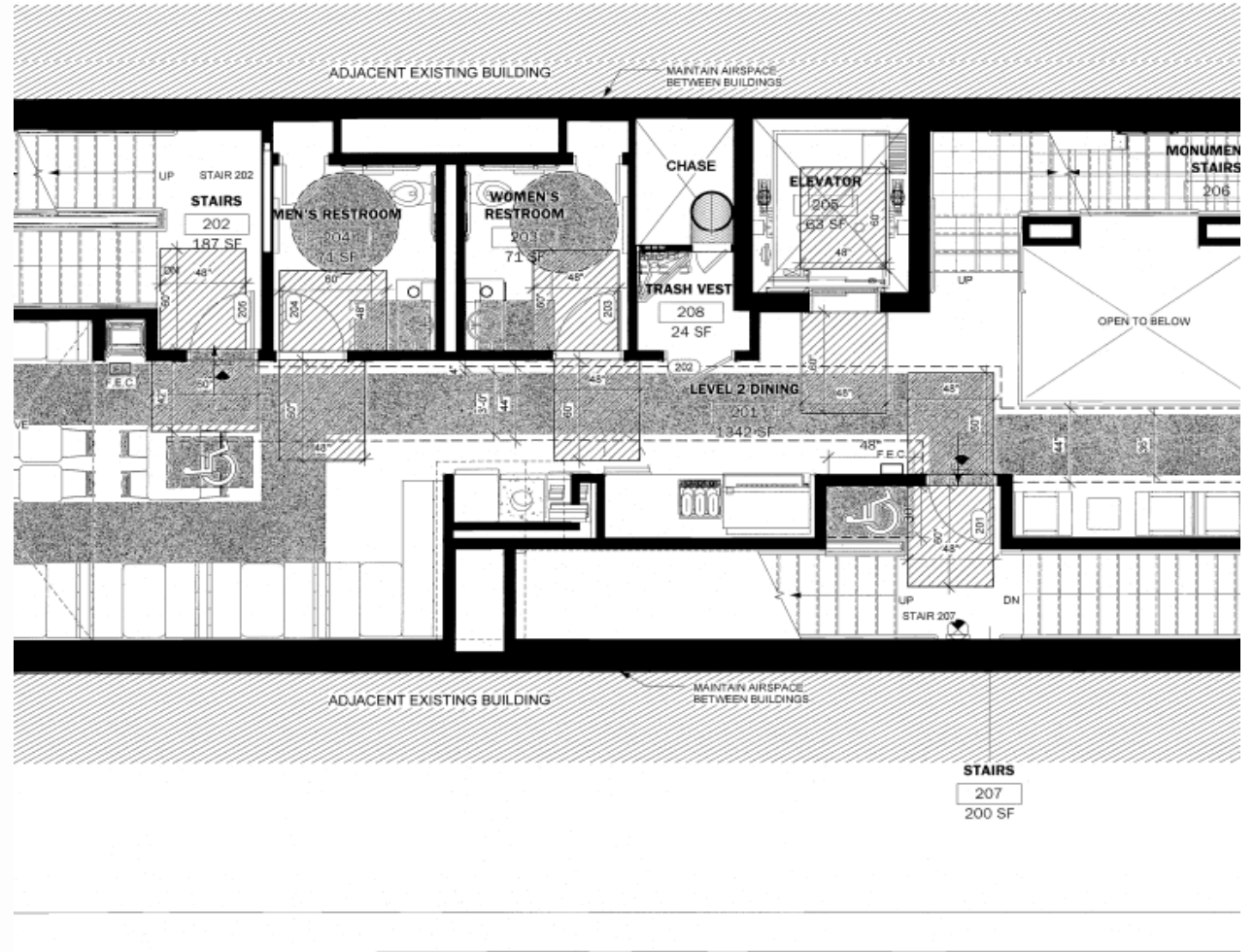
Going clockwise

- Limited Use/Limited Application Elevator
- Elevator
- Entrance at grade with sidewalk. No level change.



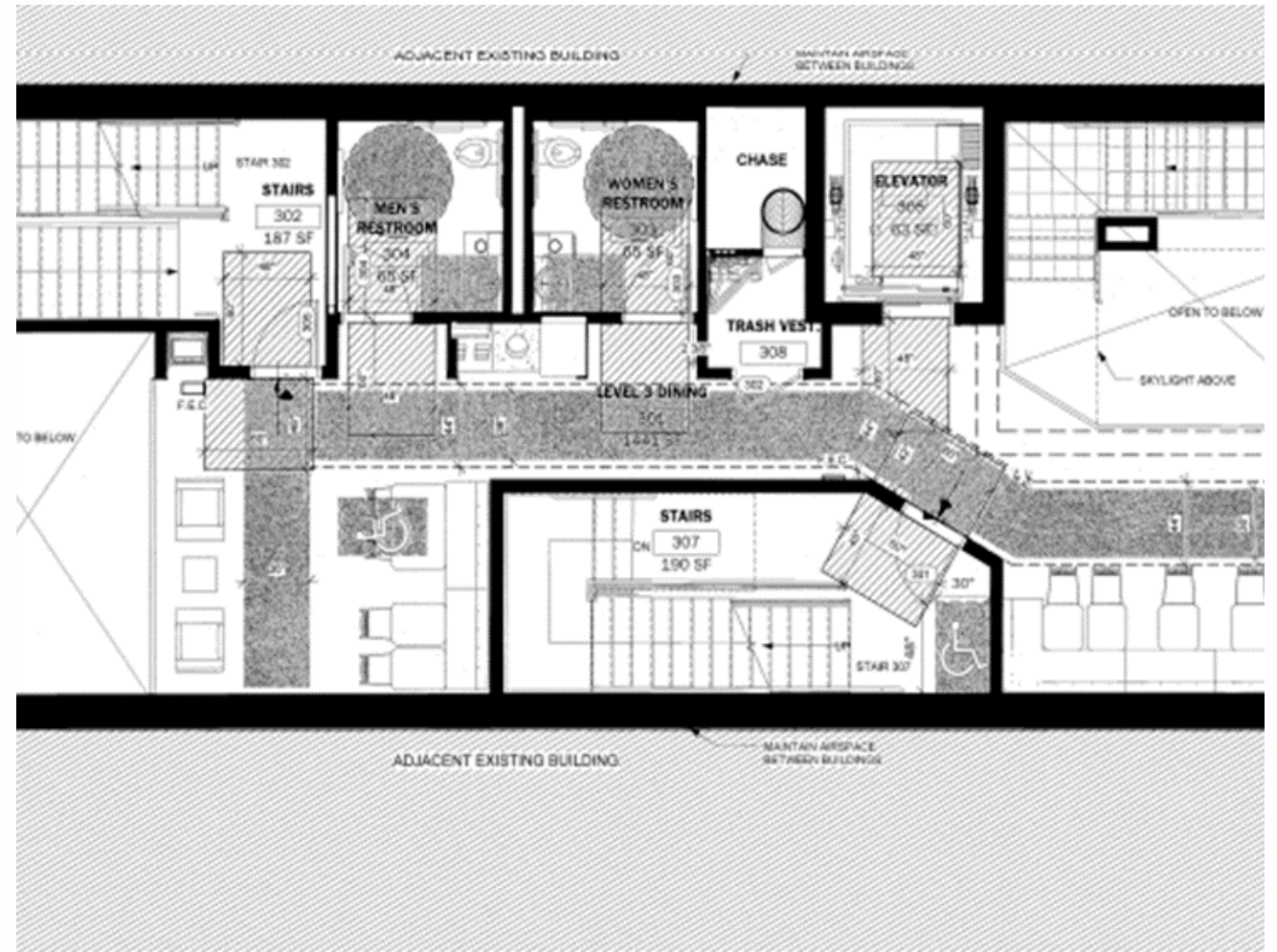
# EXAMPLE 1: After

*Image of portion of second floor plan to show accessible features continue through the building*



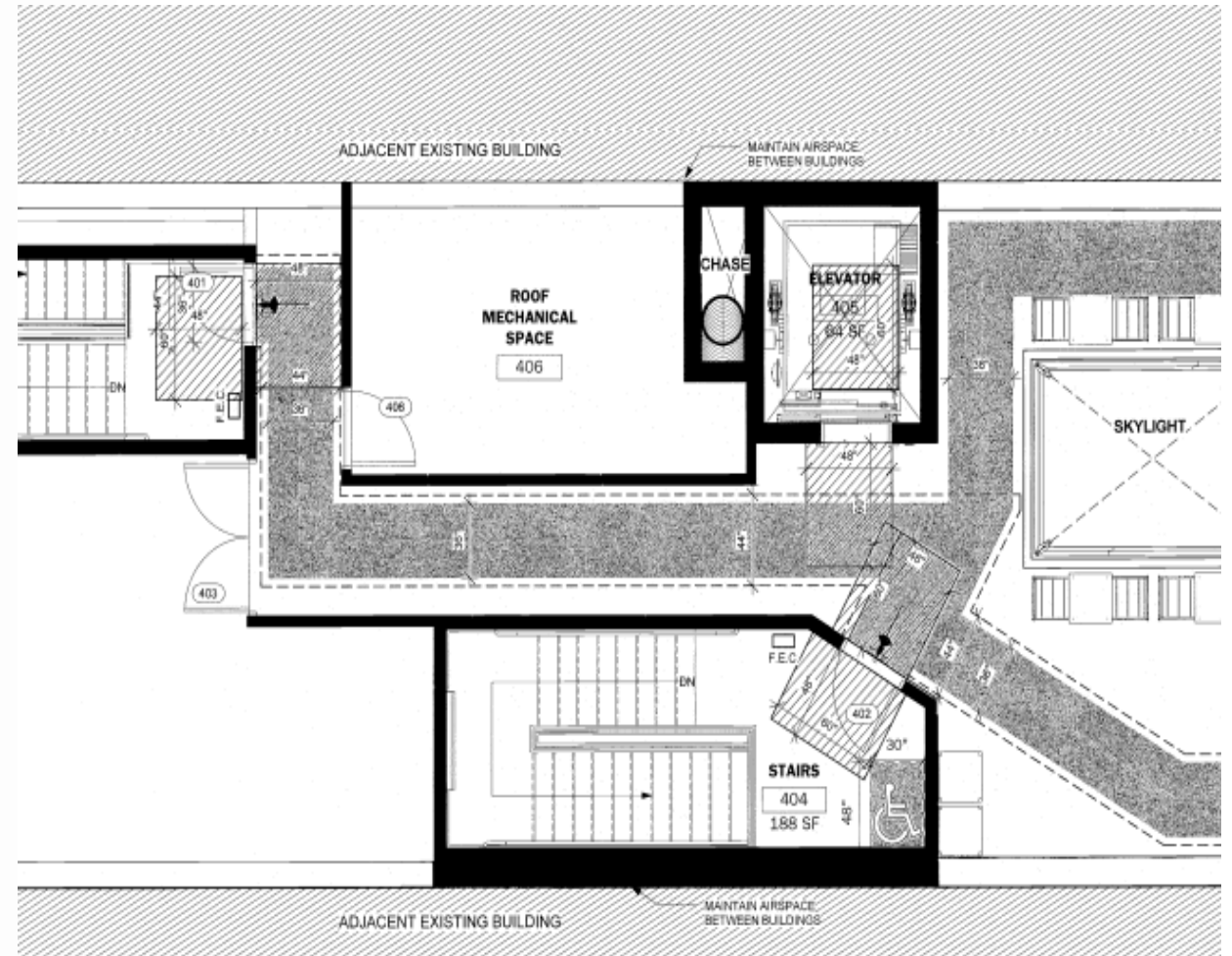
## EXAMPLE 1: After

*Image of portion of third floor plan to show accessible features continue through the building*



# EXAMPLE 1: After

*Image of portion of roof floor plan to show that accessible features continue through the building*



## EXAMPLE 2

Based on the information provided, is an accessible entrance required?

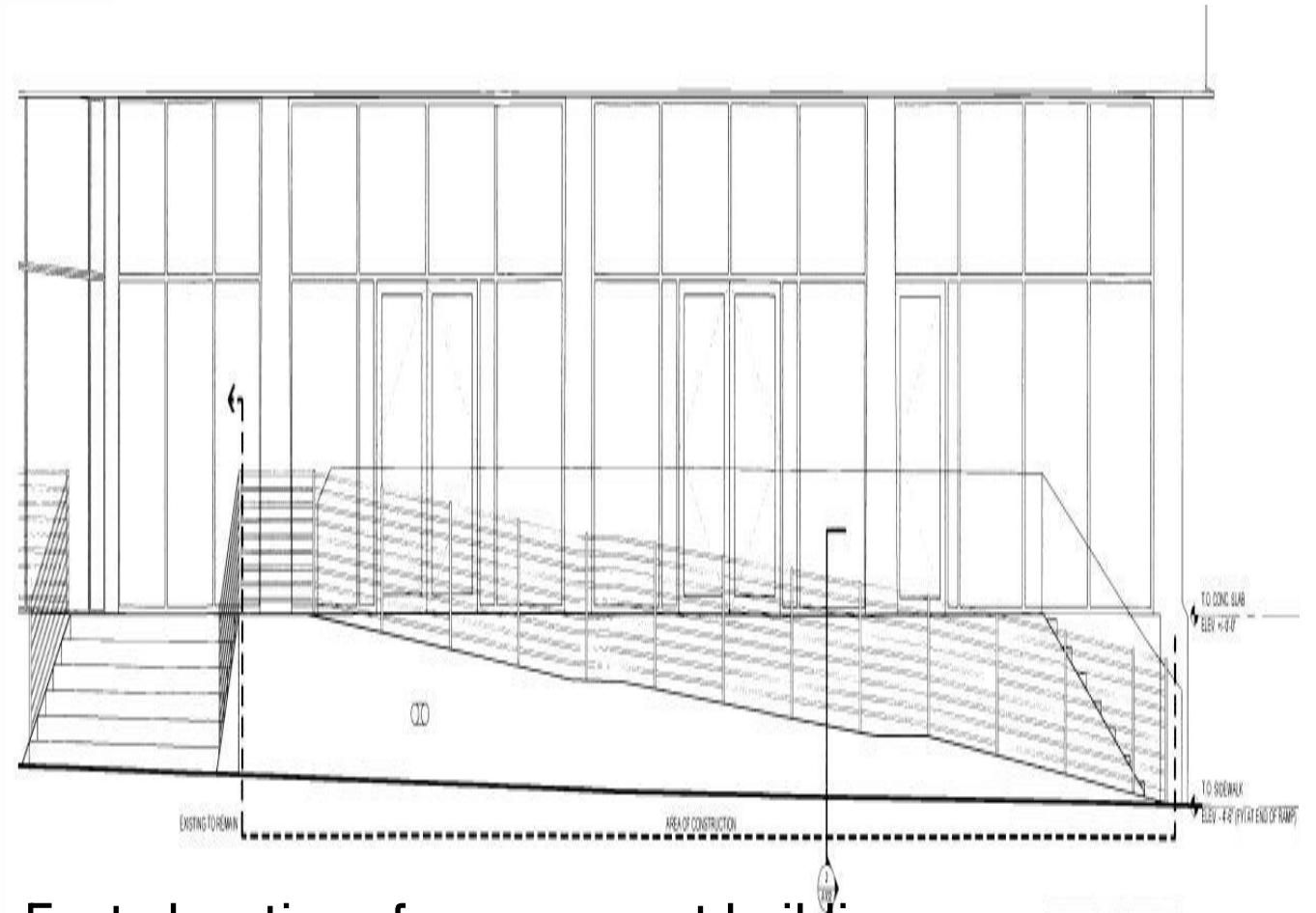
- Existing Building
- No proposed change of occupancy or zoning use group
- Storefront vestibule to be removed and replaced with new vestibule
- Review requested under 1968 Building Code



## EXAMPLE 2

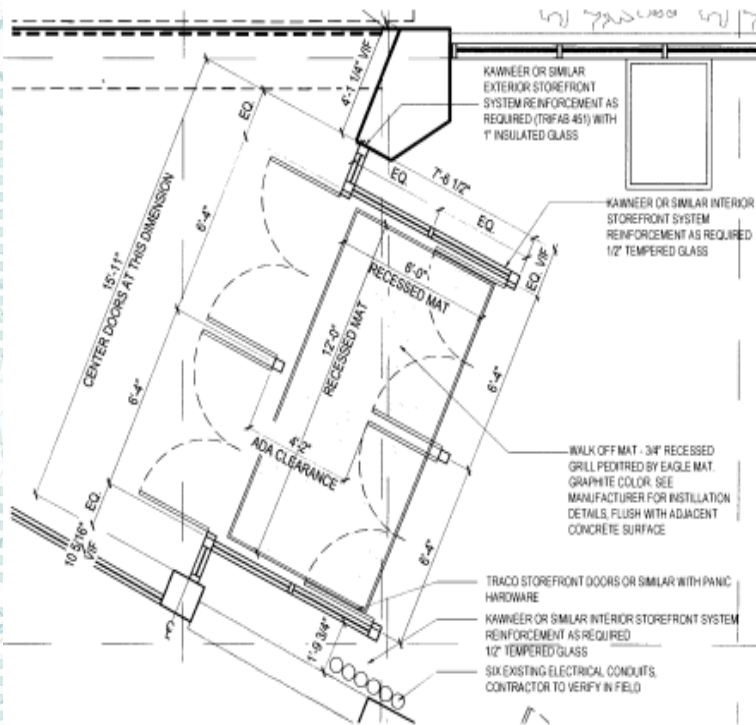
Based on the information provided, is an accessible entrance be required?

Yes.

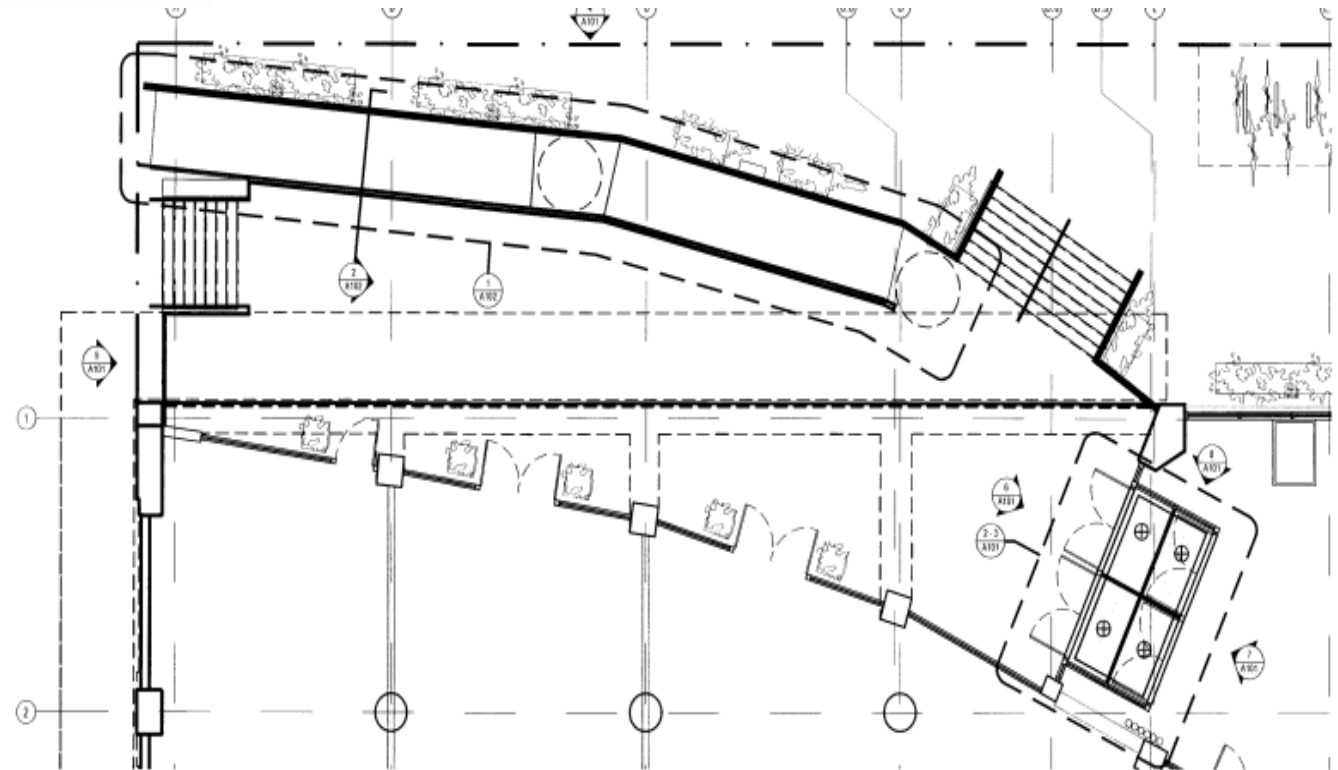


East elevation of new ramp at building

# EXAMPLE 2: Plan View of New Ramp



2 FIRST FLOOR ENLARGED PLAN - ENTRANCE  
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# COMMON COMPONENTS OF PUBLIC ENTRANCES

## Ramps (clear width & slope)

### ■ Requirements:

- Landing Min. 60" long
- Slope Max. 1:12
- Clear Width Min. 36" between handrails
- Max. rise for a ramp run is 30" (BC 1010.4 Vertical rise)

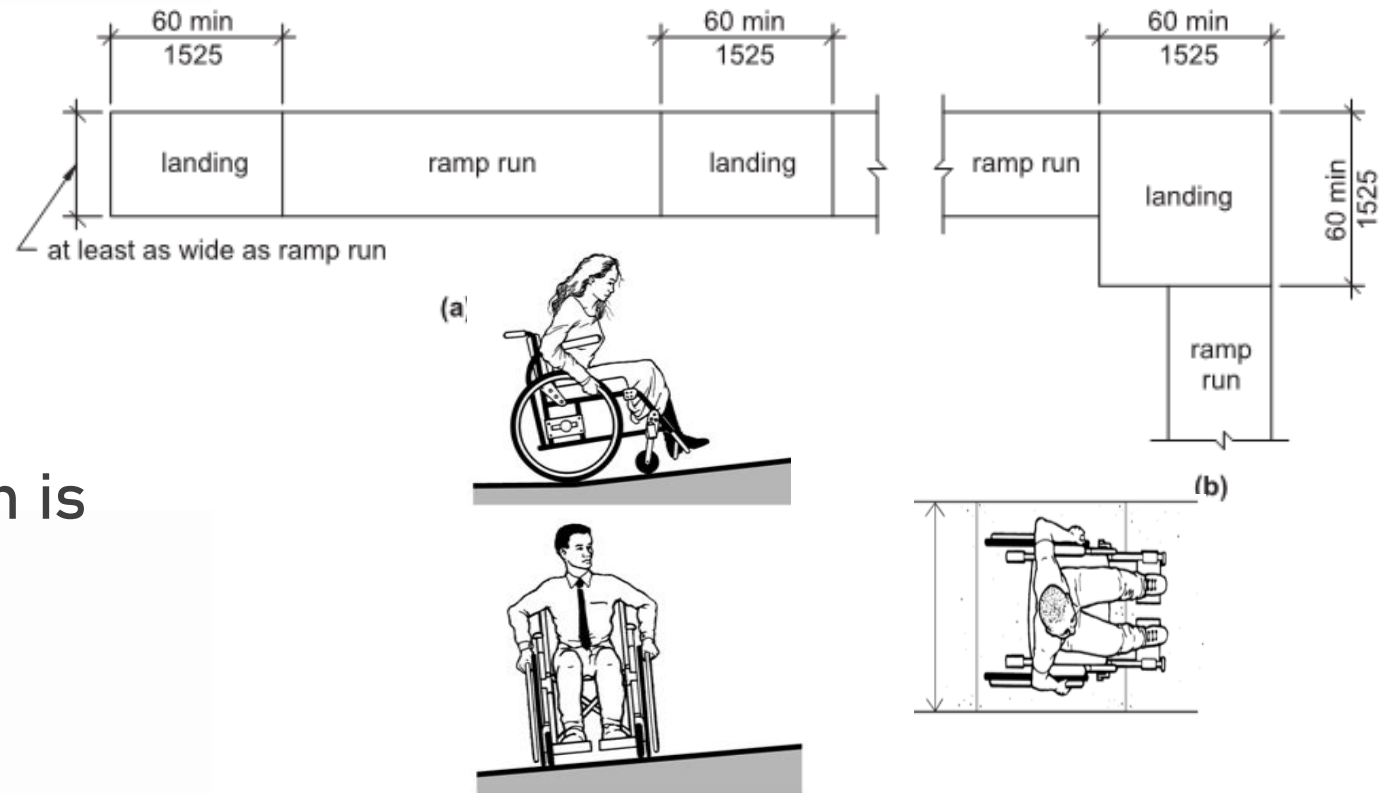


Photo Source: ICC ANSI A117.1-2009, Fig. 405.7 Ramp Landing)



# COMMON COMPONENTS OF PUBLIC ENTRANCES

## Doors (minimum clear width)

- The minimum clear width of a door opening is 32". The 32" width is measured with the door open at a 90 degree angle, from the door stop to the face of the door.

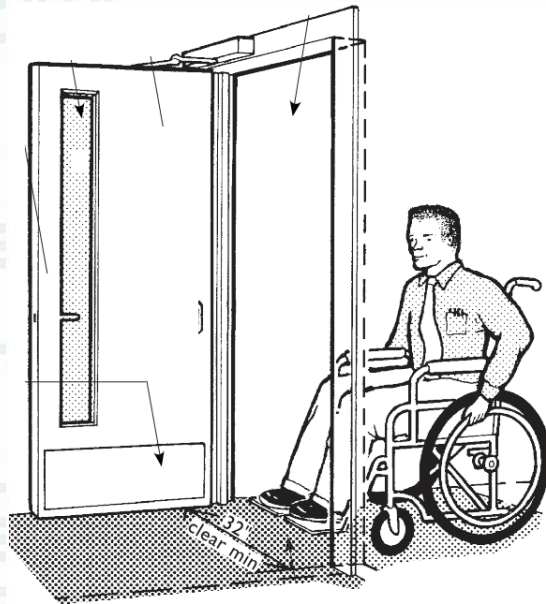
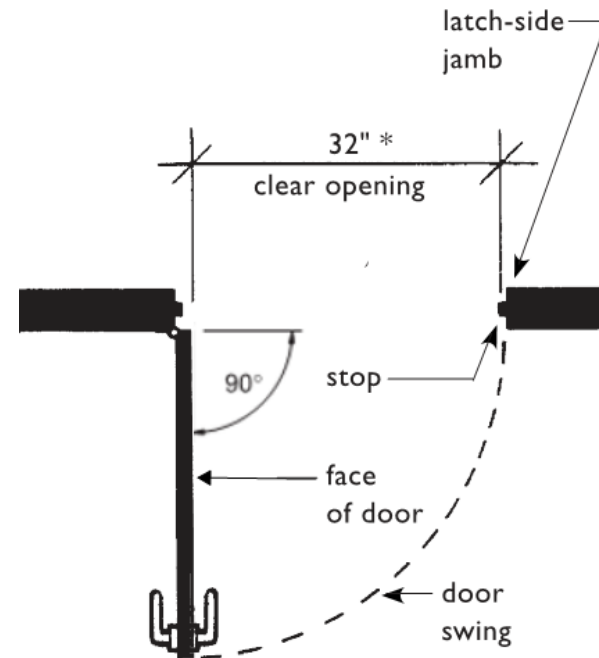


Photo Source: Fair Housing Act Design Manual)



# 2014 BUILDING CODE

## Section 1109 Other Features and Facilities

- 1109.6 Elevator. All passenger elevators on an accessible route shall be accessible and comply with Section 3001.3.
- 3001.3 Accessibility. The following elevators and lifts shall conform to ICC A117.1:
  1. Passenger elevators, including destination-oriented elevators, required to be accessible by Chapter 11;
  2. Limited-Use/Limited-Application (LULA) elevators permitted to be installed on an accessible route pursuant to Section 1109.6.1;
  3. Platform lifts permitted to be installed on an accessible route pursuant to Section 1109.7; and
  4. Private residence elevators serving within an individual dwelling unit in Groups R-2 and R-3 occupancies on an accessible route.

# 2014 NYC BUILDING CODE 1109 Other Features and Facilities

## 1109.7 Lifts

- Refer to Buildings Bulletin 2016-008 (Clarification of Code for Prior Code buildings)
  - Where the use of wheelchair platform lifts is not permitted
  - Where the use of wheelchair platform lifts is permitted
  - MOPD waiver recommendation
  - One- and Two-family buildings



NYC Buildings Department  
280 Broadway, New York, NY 10007

Rick D. Chandler, P.E., Commissioner



## BUILDINGS BULLETIN 2016-008 Technical

**Supersedes:** None

**Issuer:** Thomas Fariello, RA  
First Deputy Commissioner

**Issuance Date:** April 6, 2016

**Purpose:** This document clarifies where wheelchair platform lifts may be installed in a prior code building.

<b>Related Code/Zoning Section(s):</b>	BC 1101.3.1	BC 1104.4	LL 58/87
	BC 1101.3.2	BC 1107.3	
	BC 1101.3.5	BC 1109.7	

**Subject(s):** Wheelchair platform lift, new construction; Wheelchair platform lift, prior code buildings; Accessible route, wheelchair platform lift; Wheelchair platform lift, alteration; Wheelchair platform lift, change in use or occupancy; Accessibility, waiver recommendation; Wheelchair platform lift, one- and two-family buildings



# 2014 NYC BUILDING CODE

## 1101 General

- 3202.2.2.1 Ramps. When a building erected prior to December 6, 1969, is altered to provide access to individuals who use wheelchairs, ramps constructed to provide access may, with the approval of the commissioner, project beyond the street line for a distance of not more than 44 inches (1118 mm). Ramps shall comply with the applicable provisions of Chapter 11.
- 3201.9 Department of Transportation approval. Any encroachment into the public right-of-way that exceeds the limitation provided for in this chapter shall require the approval of the Department of Transportation.



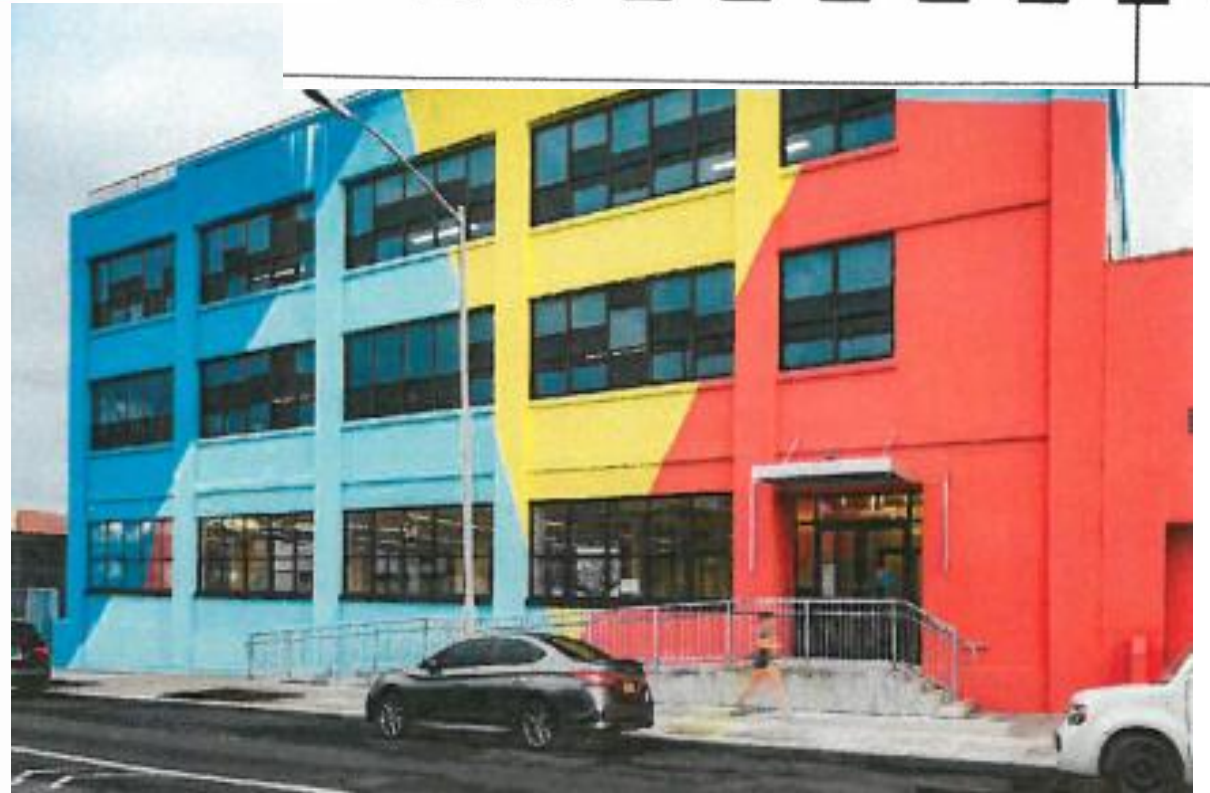
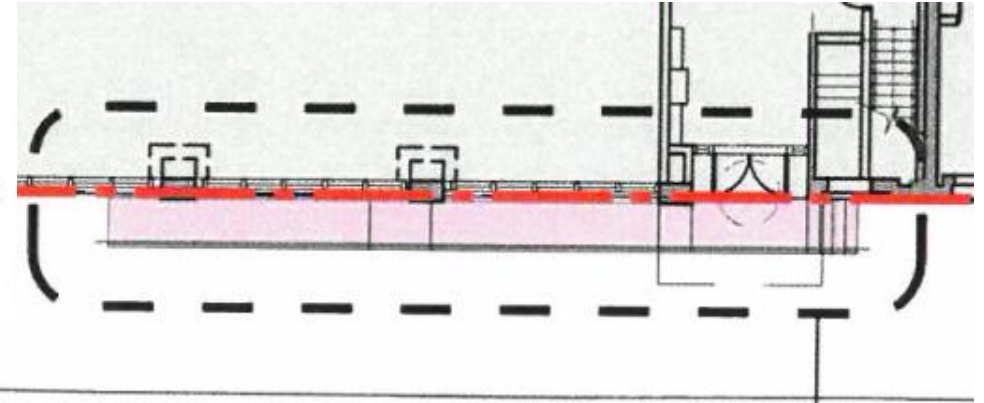
## EXAMPLE 3

- Alteration Type 1
- Existing Building
- Change from commercial (COM under 1938 BC) to business occupancy (B under 2014 BC)
- Review requested under 1968 BC

All form from applicant indicates that DOT revocable consent is not required for a new ramp, because the new ramp does not project past the street line for more than 44 inches. Is that correct?

### LEGEND

- INSIDE PROPERTY LINE
- AREA OF RAMP OUTSIDE PROPERTY LINE
- PROPERTY LINE

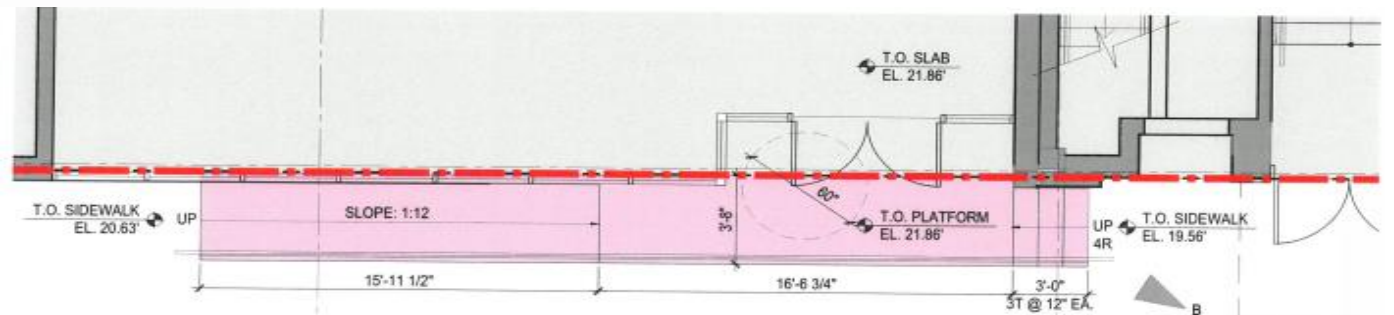


# 2014 NYC BUILDING CODE

## EXAMPLE 3: Chapter 32 - Encroachments



Images showing photos and floor plan at entrance



# 2014 NYC BUILDING CODE

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## 1110 Signage

- 1110.1 Signs. BC 1110.1 provides a list of locations that require accessible elements to be identified by the International Symbol of Accessibility.
- 1110.2 Directional signage. Directional signage indicates the route to the nearest accessible element. BC 1110.2 indicates the requirements and where they shall be provided.
- 1110.3 Other signs. BC 1110.3 indicates the special accessibility sign provisions for the availability of assistive listening systems, area of rescue assistance, an exterior area for assisted rescue, an egress stairway, exit passageway and exit discharge, two-way communication systems and within exit enclosures.

# 2014 NYC BUILDING CODE

## 1110 General

- 1101.3.3 Directional accessibility signage. Directional signage shall be provided in accordance with Section 1110.2 at or in close proximity to inaccessible building entrances, inaccessible public toilets and bathing facilities, and elevators not serving an accessible route indicating the route to the nearest like accessible element where such accessible element is provided, such that a person with disabilities will not be required to retrace the approach route from the inaccessible element.
- 1101.3.4 Identifying accessibility signage. Identifying accessibility signage shall be provided in accordance with Item 7 of 1110.1 at accessible building entrances where not all entrances are accessible.
- 1110.1 Signs. Provides a list of locations that require accessible elements to be identified by the International Symbol of Accessibility.



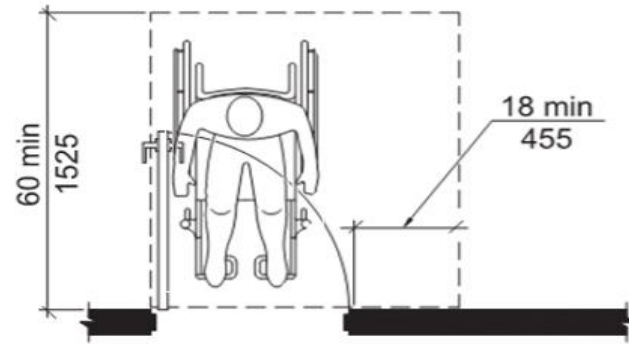




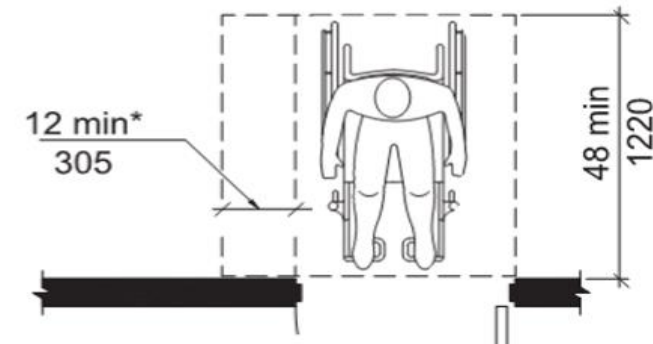
# APPENDIX

# COMMON COMPONENTS OF PUBLIC ENTRANCES

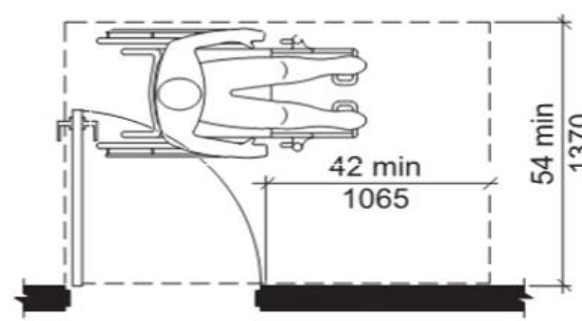
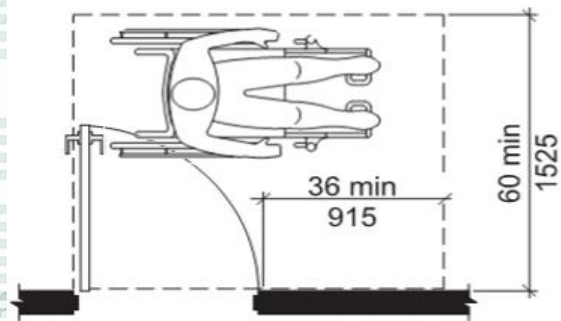
## Door Maneuvering Clearances



(a) Front Approach, Pull Side



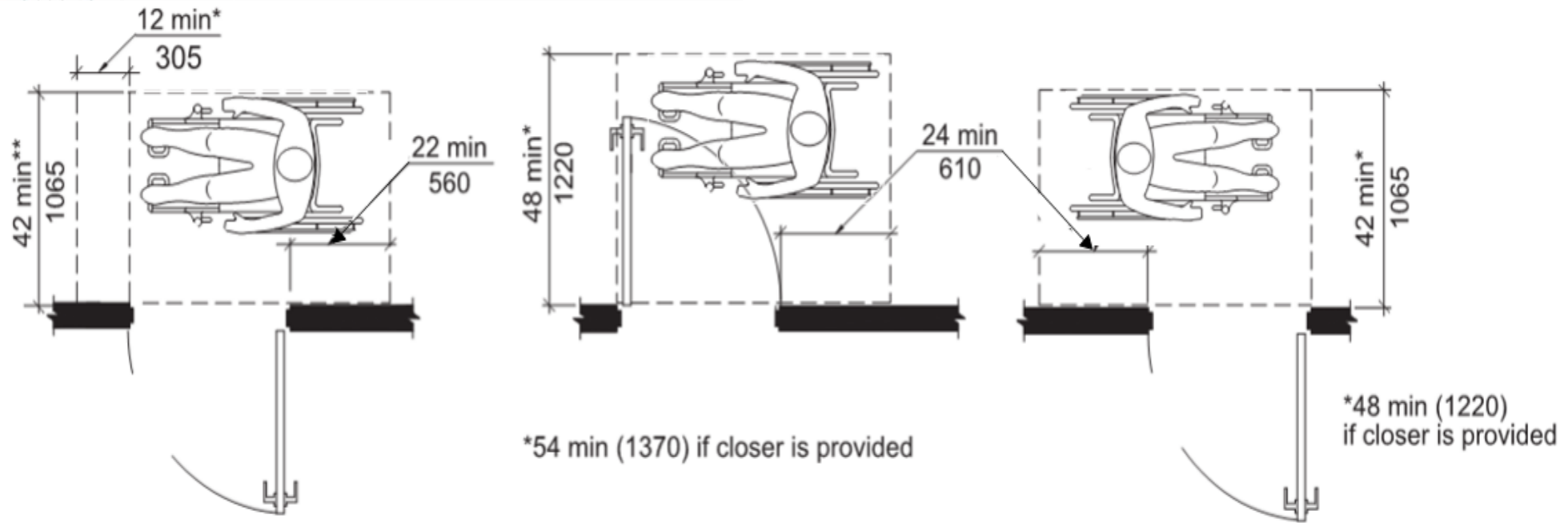
\*If both closer and latch are provided  
(b) Front Approach, Push Side



Picture Source: ICC ANSI A117.1 – 2009

# COMMON COMPONENTS OF PUBLIC ENTRANCES

## Door Maneuvering Clearances (*continued*)



\* If **both** closer and latch are provided  
\*\* 48 min (1220) if **both** closer and latch provided

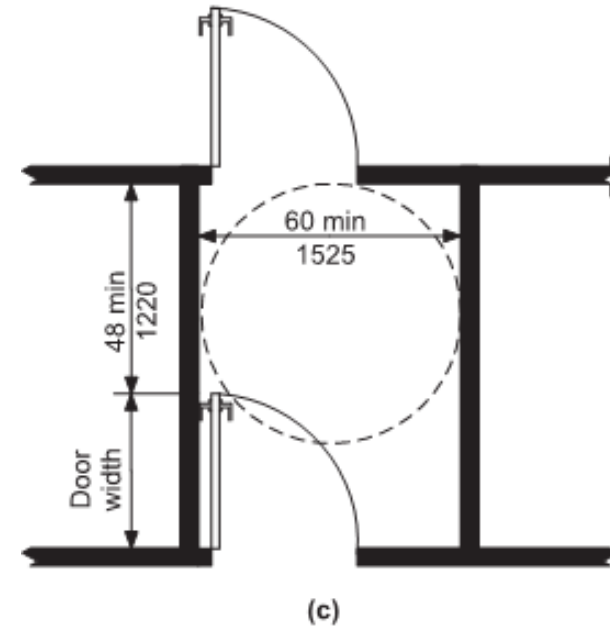
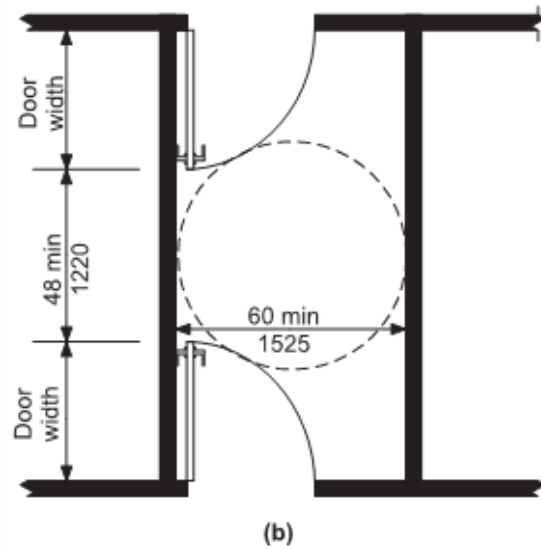
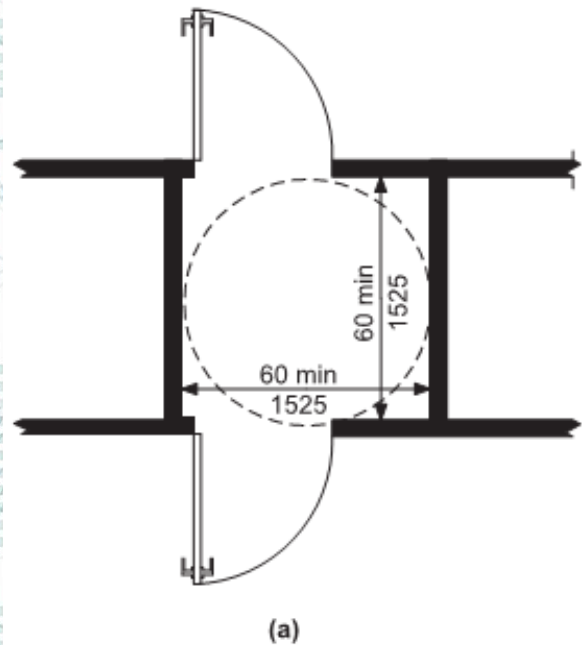
(e) Hinge Approach, Push Side

(f) Latch Approach, Pull Side

(g) Latch Approach, Push Side

# COMMON COMPONENTS OF PUBLIC ENTRANCES

## Two Doors in a Series



Picture Source: ICC ANSI A117.1 – 2009

# COMMON COMPONENTS OF PUBLIC ENTRANCES

## Clear Width of an Accessible Route

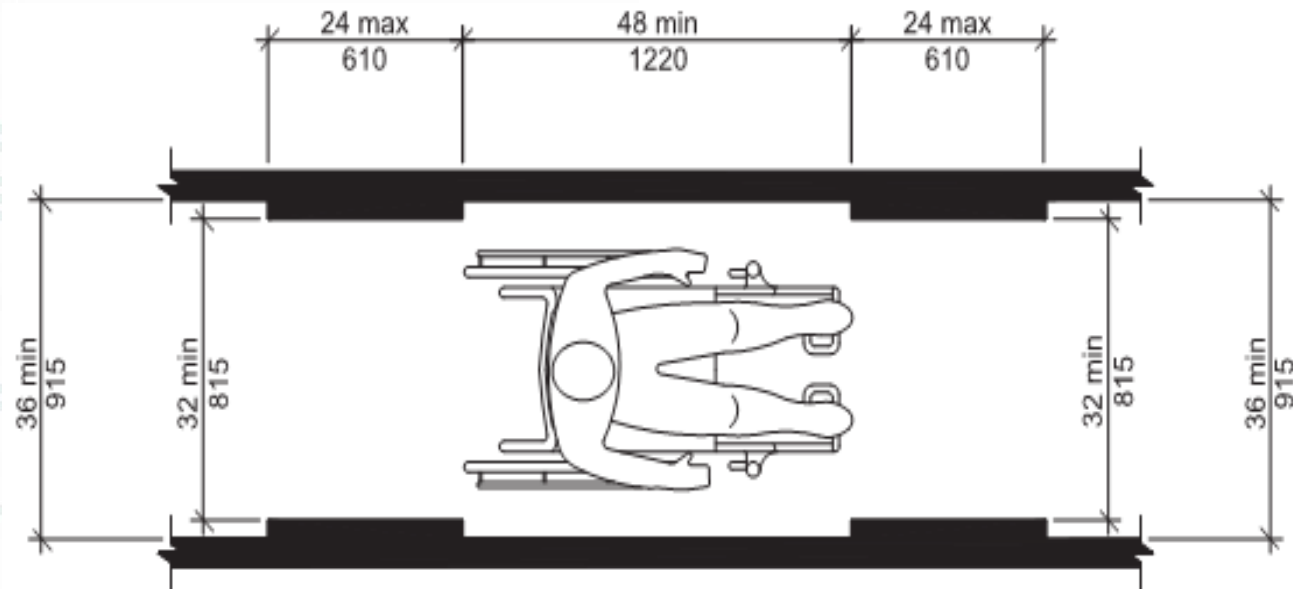


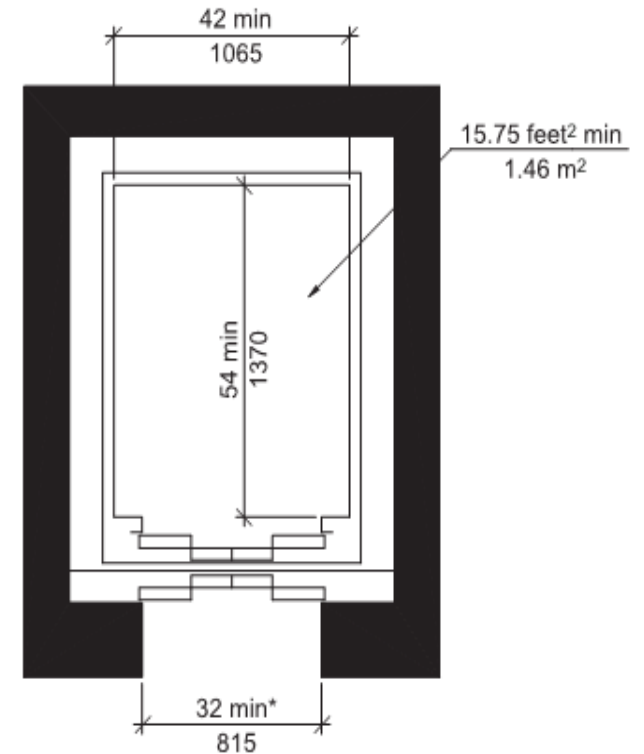
FIG. 403.5  
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

Picture Source: ICC ANSI A117.1 – 2009

# 2014 NYC BUILDING CODE

## 1109 Other Features and Facilities

- 1109.6.1 Limited-Use/Limited-Application (LULA) elevators. Allowed maximum rise of 25 feet and serving not more than 3 contiguous floors.
- New construction LULA elevators are permitted in the following cases:
  - To be part of the required accessible route where either a wheelchair lift is permitted or a private residence elevator is permitted;
  - To be part of the required accessible route in places of religious services; or
  - In multilevel buildings and facilities not required to have an accessible route pursuant to the exceptions in Sections 1104..4
- Prior code buildings LULA elevators are permitted to be a part of the required accessible route where
  - Buildings < 10,000 SF
  - Elevators are not otherwise required by Chapter 30



(a) New Construction

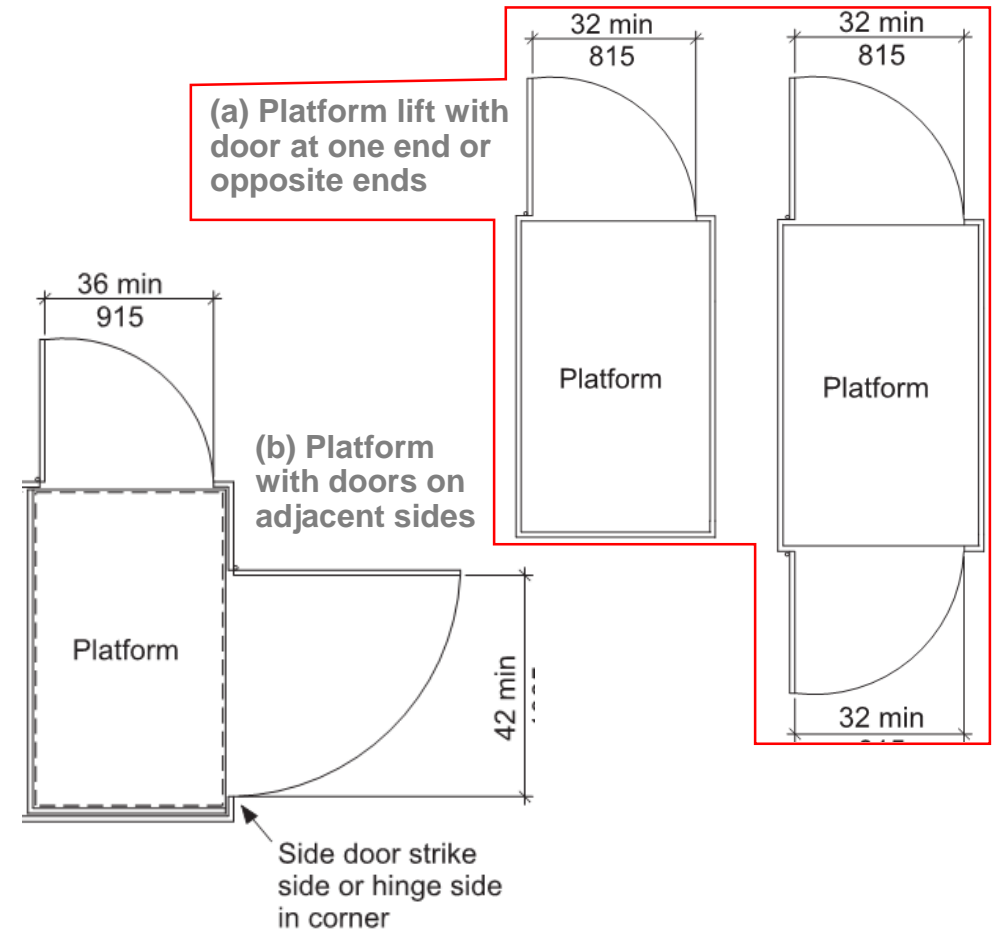
Picture Source: ICC ANSI A117.1 – 2009

# 2014 NYC BUILDING CODE

## 1109 Other Features and Facilities

1109.7 Lifts. Note: Platform (wheelchair) lifts are generally not permitted to be a part of a required accessible route in new construction except under certain specific circumstances. If platform lifts are permitted they shall be installed in accordance with NYC BC Chapter 30, Section 410 (Platform Lifts) of ICC A117.1 and ASME A18.1. The allowable uses for lifts for accessibility are

- Performance area in Group A
- Wheelchair spaces in assembly area
- Spaces not open to the public with no more than 5 occupants
- Within dwelling units
- Courtroom uses (interior only)
- Existing exterior sites with size constraints; refer to BB 2016-008
- Amusement rides
- Play structures or soft contained play structures



Picture Source: ICC ANSI A117.1 - 2009

# LOCAL LAWS

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- **Local Law 58 of 1987:** A local law to amend the administrative code of the city of New York in relation to providing facilities for people having physical disabilities.
- **Local Law 47 of 2012 (Int. No 797A):** A local law to amend the administrative code of the city of New York in relation to requiring a sign at inaccessible building entrances, public toilets, and elevators giving directions to the nearest available accessible entrance or facility for persons with disabilities when such entrance or facility exists.





# THANK YOU!

For further technical questions, email:  
[ConstructionCodes@buildings.nyc.gov](mailto:ConstructionCodes@buildings.nyc.gov)