



# 2022 NYC BUILDING CODE: ACCESSIBILITY



build safe | live safe

*presented by*

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# PRESENTATION DESCRIPTION

In this presentation, participants will review and analyze new and revised provisions of the 2022 Building Code, pertaining to accessibility, thereby protecting the health, safety, and welfare of the building occupants and the surrounding neighborhood. In particular, with respect to accessibility, new requirements include changes to assistive listening systems, equitable storage, recreational facilities, and destination-oriented elevators shall be analyzed.



# 2022 CODE UPDATE: ACCESSIBILITY

## BC Chapter 11 Overview

### ■ SECTION BC 1101 GENERAL

- 1101.3 Special provisions for prior code buildings.
- 1101.3.1 Requirements based on change of occupancy or how a space is used.

### ■ SECTION BC 1102 DEFINITIONS

- PRIMARY FUNCTION AREAS.

### ■ SECTION BC 1103 SCOPING REQUIREMENTS

### ■ SECTION BC 1104 ACCESSIBLE ROUTE

### ■ SECTION BC 1105 ACCESSIBLE ENTRANCES

- 1105.1.8 Automatic doors.

### ■ SECTION BC 1106 PARKING AND PASSENGER LOADING FACILITIES

- 1106.7.3 Valet and attended parking.
- 1106.8 Electrical vehicle charging stations

### ■ SECTION BC 1107 DWELLING AND SLEEPING UNITS

- 1107.6.1.1 Accessible units.

### ■ SECTION BC 1108 SPECIAL OCCUPANCIES

- 1108.2 Assembly area seating.
- 1108.2.7 Assistive listening systems.
- 1108.2.9 Dining and drinking areas.
- 1108.5 Assembly areas without seating.

# 2022 CODE UPDATE: ACCESSIBILITY

*(continued)*

## ■ SECTION BC 1109 OTHER FEATURES AND FACILITIES

- 1109.2.3 Lavatories.
- 1109.7.1 Limited-Use/Limited-Application (LULA) Elevators.
- 1109.7.2 Destination-Oriented Elevators.
- 1109.8.1 Prior Code Buildings.  
*(platform lifts)*
- 1109.9 Storage.
- 1109.11 Seating at Tables, Counters and Work Surfaces.
- 1109.15 Gaming Machines and Gaming Tables

## ■ SECTION BC 1110 RECREATIONAL FACILITIES

- 1110.1 General.
- 1110.2 Facilities Serving Group R-2 and R-3 Occupancies.
- 1110.3 Other Occupancies.

## ■ SECTION BC 1111 SIGNAGE

- 1111.1 Signs.
- 1111.2 Directional Signage

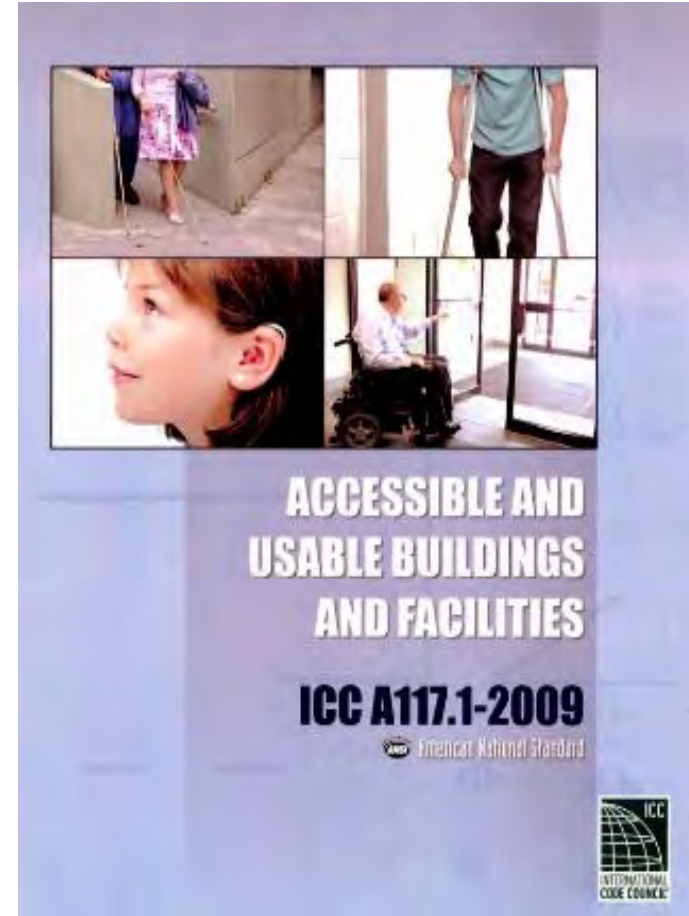
# 2022 CODE UPDATE: ACCESSIBILITY

BC Chapter 11 → ICC A117.1

## CHAPTER 11 ACCESSIBILITY - SECTION BC 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.

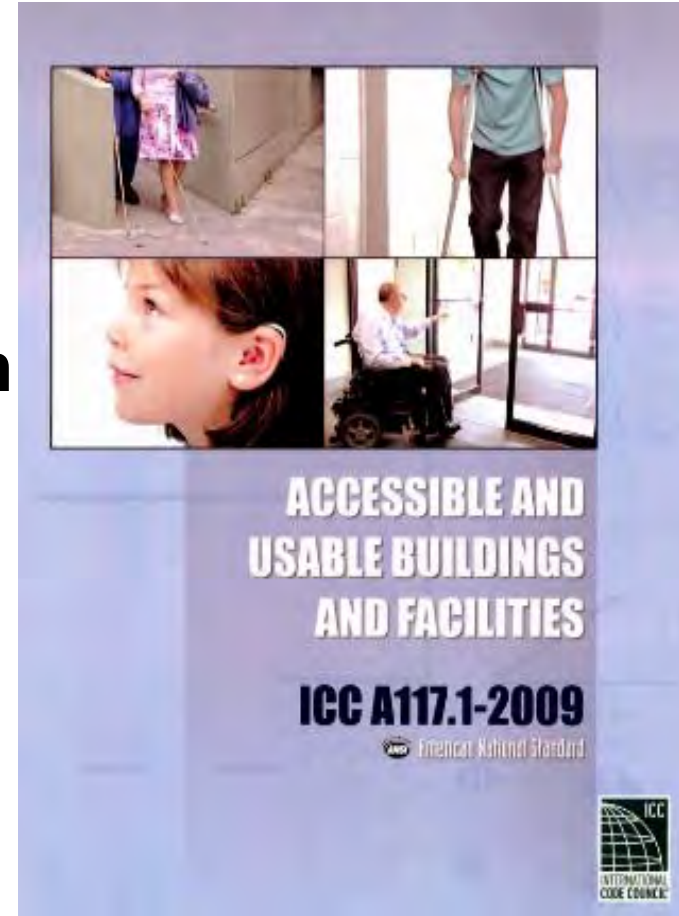
**Q: What year edition of the ICC A117.1. is referenced in the 2022 NYC BC?**



# 2022 CODE UPDATE: ACCESSIBILITY

BC Chapter 11 → ICC A117.1

A: ICC A117.1. 2009 is referenced in the 2022 NYC BC.





# 2022 CODE UPDATE: ACCESSIBILITY

## ICC (ANSI) A117.1 (2009)

### 2. Scoping

### 3. Building Blocks

- Floor Surfaces
- Changes in Level
- Turning Space
- Clear Floor Space
- Knee & Toe Clearance
- Protruding Objects
- Reach Ranges
- Operable Part

### 4. Accessible Routes

- Walking Surfaces
- Doors & Doorways
- Ramps
- Curb Ramps
- Elevators

### 5. Accessible Routes

- Parking Spaces
- Stairways
- Handrails
- Windows
- Elevators

### 6. Accessible Routes

- Drinking Fountains
- Toilet and Bathing Rooms
- Water Closets & Toilet Compartments
- Urinals
- Lavatories & Sinks
- Bathtubs
- Shower Compartments
- Grab Bars
- Seats
- Washing Machines & Clothes Dryers

# 2022 CODE UPDATE: ACCESSIBILITY

## ICC (ANSI) A117.1 (2009)

### 7. Communication Elements & Features

- Alarms
- Signs

### 8. Communication Elements & Features

- Assembly Areas
- Dressing, Fitting, & Locker Rooms
- Kitchens & Kitchenettes

### 9. Built-in Furnishings & Equipment

### 10. Dwelling Units & Sleeping Units

- Accessible Units
- Type A Units
- Type B Units

### 11. Recreational Facilities

- Swimming Pools, Wading Pools, Hot Tubs & Spas

# 2022 CODE UPDATE: ACCESSIBILITY

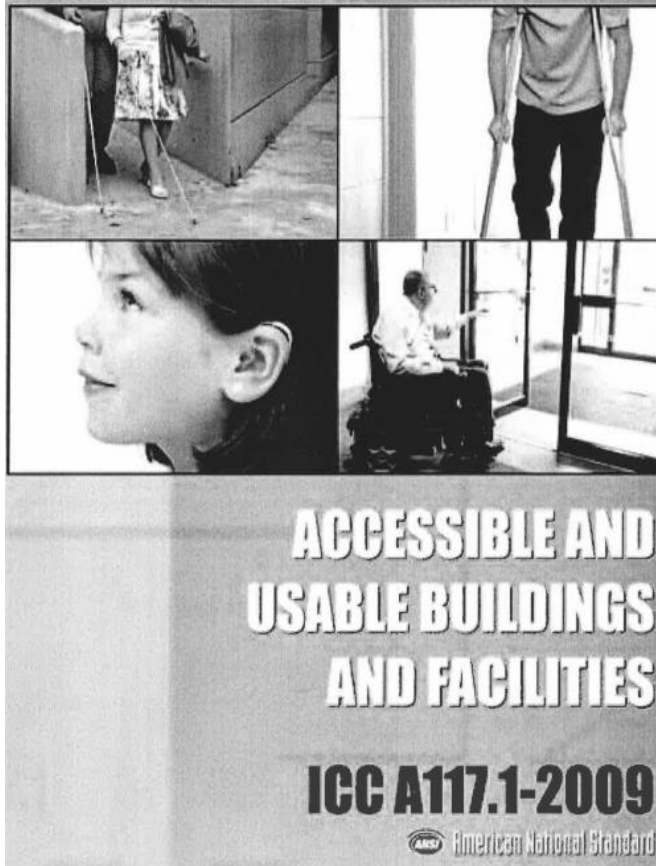
## ICC (ANSI) A117.1 (2009)

### ■ ICC A117.1 Chapter 3. Building Blocks

- 301 General
- 302 Floor Surfaces
- 303 Changes in Level
- 304 Turning Space
- 305 Clear Floor Space
- 306 Knee and Toe Clearance
- 307 Protruding Objects
- 308 Reach Ranges
- 309 Operable Parts



# 2022 CODE UPDATE: ACCESSIBILITY



**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, ...

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

1. Group R-3 occupancies in buildings with first occupancy on or before March 13, 1991.
2. Group 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.

**ANALYSIS:** Clarified that “Ordinary Repairs” are exempt from applying 2022 BC Chapter 9 provisions



# 2022 CODE UPDATE: ACCESSIBLE ROUTE

**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, as if the building were hereafter erected, 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.** Where 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. Where the immediate entrance(s) to such space are only through an adjacent space, such as a building lobby, such space shall be provided with an accessible route, through the adjacent space, to the sidewalk.

**2.2.** Where elevator service is provided in the building, **an accessible route shall be required to a rooftop**, where prior to a change in use or occupancy, such rooftop was not intended for general public or occupant use.

# 2022 CODE UPDATE: ACCESSIBLE ROUTE

**1101.3.1 ...change of occupancy or how a space is used.**

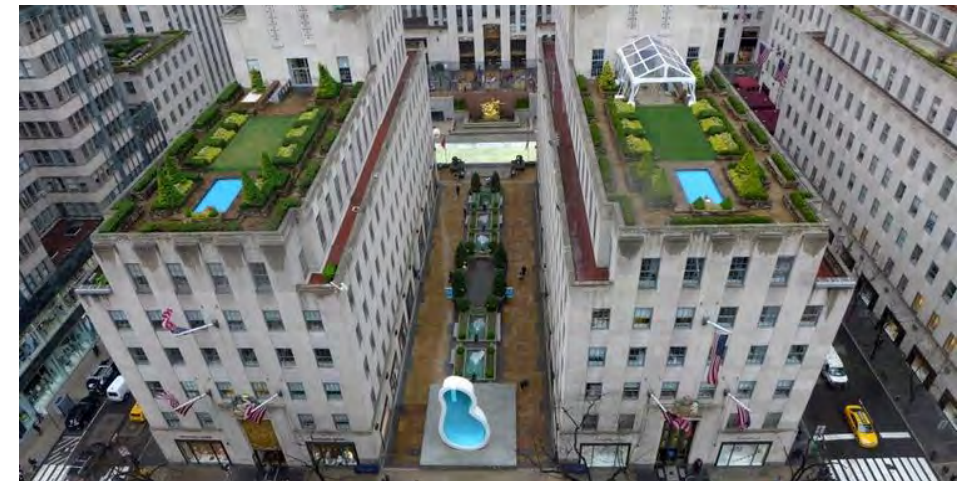
## **ANALYSIS**

**Section 1101.3.1, with respect to the item 2.1 immediate entrance to an accessible space and 2.2 accessible route where elevator service is provided, has been modified for clarity.**

- ✓ Prior 2014 BC “18-inch threshold at building entrance” was removed.
- ✓ Clarifies where change of use or occupancy occurred and a rooftop is provided for general public and there is an elevator in the building, it must be accessible.



Source: <https://www1.nyc.gov/site/ddc/about/press-releases/2022/pr-011822-SteinwayLibrary.page>



Source: <https://untappedcities.com/2014/05/01/daily-what-the-hidden-rooftop-gardens-of-rockefeller-center/>

# 2022 ACCESSIBILITY: NEW DEFINITION

## SECTION BC 202 DEFINITIONS

**PRIMARY FUNCTION AREAS.** An area of a building or facility containing a major activity for which the building or facility is intended is a primary function area.

# ACCESSIBILITY: PRIMARY FUNCTION

**1101.4 Alterations affecting an area containing a primary function.** Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The costs of providing the accessible route are not required to exceed 20 percent of the value of the alterations affecting the area of primary function. The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function.

## Exceptions:

1. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
2. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
3. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.
4. This provision does not apply to altered areas limited within a Type B or Type B+NYC dwelling unit.



# ACCESSIBILITY: AUTO-DOORS

## NEW REQUIREMENT

**1105.1.8 Automatic doors.** In facilities with the occupancies and building occupant loads indicated in Table 1105.1.8, at least one accessible public entrance shall be either a full power-operated door or a low-energy power-operated door.

**Exception:** For ground floor business or mercantile occupancies which are not yet demised for tenancy, the requirements of this section shall not apply until the occupant load for the tenant or tenants has been determined.

TABLE 1105.1.8  
PUBLIC ENTRANCE WITH POWER-OPERATED DOORS

Occupancy	Occupant Load $\geq$
A-1, A-2, A-3, A-4, B, R-1	200
E, M	300

# ACCESSIBILITY: VALET/ATTENDED PARKING



Source: <https://www.access-board.gov/ada/guides/chapter-5-parking/#electric-vehicle-charging-stations>

**1106.7.3 Valet and attended parking.** The number of accessible parking spaces in facilities that utilize valet and attended parking services shall be provided in accordance with Table 1106.7.3, and Sections 1106.7.3.1 and 1106.7.3.2.

## **ANALYSIS:**

*Expanded/clarified accessibility requirements if attended or valet parking is present.*

# ACCESSIBILITY: VALET/ATTENDED PARKING

TABLE 1106.7.3  
VALET AND ATTENDED ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1s
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

# ACCESSIBILITY: VALET/ATTENDED PARKING

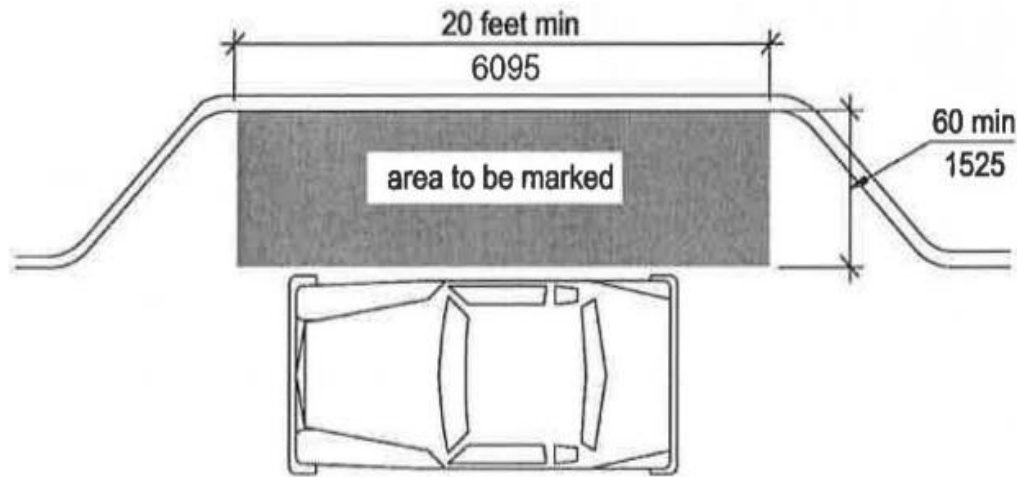


FIGURE 503.3  
PASSENGER LOADING ZONE ACCESS AISLE

**1106.7.3.1 Valet parking.** In a facility utilizing valet parking services in which vehicles are parked and later returned to their drivers by a valet employed by the facility, the number of accessible parking spaces shall be provided in accordance with Table 1106.7.3 of this code. A passenger loading zone complying with Section 1106.7 of this code shall be provided at valet parking services where the valet shall take control of the vehicles. Passenger loading zones shall comply with Section 503 (Passenger Loading Zones) of ICC A117.1.



# ACCESSIBILITY: VALET/ATTENDED PARKING

**1106.7.3.2 Attended parking.** In an attended parking facility in which vehicles customarily are parked and later returned to their drivers by an attendant employed by the parking facility, the number of accessible parking spaces shall be provided in accordance with Table 1106.7.3 of this code.

**1106.7.3.2.1 Passenger loading zone.** A passenger loading zone complying with Section 1106.7 of this code shall be provided where an attendant shall take control of the vehicles. Passenger loading zones shall comply with Section 503 (Passenger Loading Zones) of ICC A117.1.

**1106.7.3.2.2 Retrieval of vehicles.** The attendant shall park and retrieve all vehicles **not equipped with special controls\*** entering the facility in which an individual with disabilities is either the driver or a passenger, provided accessible parking space is available.

## ANALYSIS:

*\*Exception about “cars with special controls” is a relocated code provision. Such car drivers must be provided with an accessible space and accessible route, even if attended parking is provided.*

# ACCESSIBILITY: ELECTRIC VEHICLE PARKING



SOURCE:: <https://www.access-board.gov/ada/guides/chapter-5-parking/#electric-vehicle-charging-stations>

## **NEW REQUIREMENT**

**1106.8 Electrical vehicle charging stations.** Electrical vehicle charging stations shall comply with Sections 1106.8.1 through 1106.8.5.

**Exception:** Electrical vehicle charging stations intended for use by a designated vehicle or driver shall not be required to comply with this section.

# ACCESSIBILITY: ELECTRIC VEHICLE PARKING

## *NEW REQUIREMENT*

**1106.8.1 Number of accessible vehicle charging stations.** Where provided for common use, at least five percent of the total number of electrical vehicle charging stations per facility, but not less than one for each type of electric vehicle charging station, shall be accessible. Where a multiport electric vehicle charging station can simultaneously charge more than one vehicle, the number of electric vehicle charging stations shall be counted as the number of electric vehicles that can be simultaneously charged. The number of accessible vehicle charging stations are in addition to the required accessible parking spaces.

# ACCESSIBILITY: ELECTRIC VEHICLE PARKING

## **NEW REQUIREMENT** (continued)

**NOTE:** Required accessible parking spaces that are not charging stations are covered in the following sections

- **BC 1106.2.1 Lease, rental, or assignment of spaces.** In a parking facility accessory to Occupancy Group R-2 or R-3 serving only the residents or employees of the management of such occupancy or provided in compliance with Section 25-412 of the New York City Zoning Resolution.
- **BC 1106.3 Hospital outpatient facilities.** At least 10 percent, but not less than one
- **BC 1106.4 Rehabilitation facilities and outpatient physical therapy facilities.** At least 20 percent, but not less than one...
- **BC 1106.5 Van spaces...**



# ACCESSIBILITY: ELECTRIC VEHICLE PARKING



SOURCE: <https://www.victoria.ca/EN/main/news-events/news/news-archives/2021-news/new-electric-vehicle-fast-charging-station-opens-on-street.html>

## **NEW REQUIREMENT**

**1106.8.1 Number of accessible vehicle charging stations.** at least five percent of the total number of electrical vehicle charging stations per facility, but not less than one for each type of electric vehicle charging station, shall be accessible. The number of accessible vehicle charging stations are in addition to the required accessible parking spaces.

## **EXAMPLE**

A Parking lot with 100 electrical vehicle charging stations must have at least 5 charging stations that are accessible

# ACCESSIBILITY: ELECTRIC VEHICLE PARKING

## **NEW REQUIREMENT**

**1106.8.2 Electric vehicle charging space.** At each electrical vehicle charging station required to be accessible, the charging space shall comply with the requirements for a van accessible parking space complying with Sections 502.2 through 502.5 of ICC A117.1.

**1106.8.3 Accessible route.** At each electric vehicle charging station required to be accessible, the charging station shall be located along an accessible route. An accessible route shall be provided between the charging station and the charging space.

***Exception:*** In existing facilities with no accessible route, electrical vehicle charging stations are not required to be located along an accessible route.

# ACCESSIBILITY: ELECTRIC VEHICLE PARKING

## **NEW REQUIREMENT** *(continued)*

**1106.8.4 Obstructions.** Electric vehicle charging stations shall be designed so accessible routes are not obstructed by cables or other elements.

**1106.8.5 Electrical vehicle charging station controls.** Electric vehicle charging stations and electric vehicle charging station controls shall comply with Sections 309.2 and 309.3 of ICC A117.1.

# ACCESSIBILITY: DWELLING UNITS

## *NEW REQUIREMENT*

**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. Roll-in showers provided in Accessible units shall include a permanently mounted folding shower seat.



# ACCESSIBILITY: DWELLING UNITS

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

# ACCESSIBILITY: ASSEMBLY AREA SEATING

**1108.2 Assembly area seating.** Assembly areas with 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 and drinking areas shall comply with Section 1108.2.9.

## **ANALYSIS:**

*New requirements with respect to accessibility to “drinking areas (bars)” and “performance areas” associated with Public Assembly Spaces. Some reorganization of Code sections - Added cross-references to assistive listing systems, performance areas, drinking and dining areas, lawn seating*

# ACCESSIBILITY: ASSISTIVE LISTENING SYSTEMS



SOURCE: [adesigndepot.com](http://adesigndepot.com)

**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, **regardless of the occupancy load of such space**, shall have an assistive listening system in compliance with ICC A117.1, including Section 706 (Assistive Listening Systems) and Appendix N of this code.

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

# ACCESSIBILITY: ASSISTIVE LISTENING SYSTEMS



SOURCE: [adassigndepot.com](http://adassigndepot.com)



SOURCE: [seekpng.com](http://seekpng.com)

**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, regardless of the occupancy load of such space, shall have an assistive listening system in compliance with ICC A117.1, including Section 706 (Assistive Listening Systems) and Appendix N of this code.

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

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



# ACCESSIBLE DRINKING & DINING AREAS

## **NEW REQUIREMENT**

**1108.2.9 Dining and drinking areas.** In dining and drinking areas, all interior and exterior floor areas shall be accessible and be on an accessible route.

### ***Exceptions:***

1. An accessible route between accessible levels and stories above or below is not required where permitted by Section 1104.4 (Multilevel buildings and facilities.), Exception 1.
2. An accessible route to dining and drinking areas in a mezzanine is not required, provided that the mezzanine contains less than 25 percent of the total combined area for dining and drinking and the same services, and decor are provided in the accessible area.
3. In sports facilities, tiered dining areas providing seating required to be accessible shall be required to have accessible routes serving at least 25 percent of the dining area, provided that accessible routes serve accessible seating and where each tier is provided with the same services and similar view.
4. Employee-only work areas shall comply with Sections 1103.2.2 and 1104.3.1.

# ACCESSIBLE DRINKING & DINING AREAS

## **NEW REQUIREMENT**

**1108.2.9.2 Dining and drinking counters.** Where seating is provided at dining or drinking counters, at least one 60-inch-long portion of the counter shall be provided with two accessible seating spaces. Such accessible seating space shall comply with Section 902 (Dining Surfaces and Work Surfaces) of ICC A117.1 and shall not be located within 40 inches of either end of the counter, so as to provide individuals with disabilities with the same level of service and experience as that provided to others.

### ***Exceptions:***

1. Where the linear length of counter is 12 feet (3657.6 mm) or less, one accessible seating space shall be provided, at least 30 inches (762 mm) long, for each accessible seating space required by Section 1108.2.9.1 of this code. Such accessible seating space may be located anywhere along the counter.
2. In Group R-2 occupancies, one accessible seating space shall be provided, at least 30 inches (762 mm) long, for each accessible seating space required by Section 1108.2.9.1 of this code.

# ACCESSIBLE ASSEMBLY AREA WITHOUT SEATING



SOURCE: [adasigndepot.com](http://adasigndepot.com)

## ***NEW REQUIREMENT***

**1108.5 Assembly areas without seating.** Assembly areas without seating shall comply with Section 1108.2.7 (Assistive listening systems).

# ACCESSIBLE ASSEMBLY AREA WITHOUT SEATING

**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, **regardless of the occupancy load of such space**, shall have an assistive listening system in compliance with ICC A117.1, including Section 706 (Assistive Listening Systems) and Appendix N of this code.

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



# LAVATORIES



## NEW REQUIREMENT

**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 multicompartment toilet room outside the accessible 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.

**Analysis:** Text adds further clarifying language to align with the federal ADA Standards. The change ensures that an accessible lavatory is available for users in the common area of a toilet or bathing room.

# LIMITED-USE/LIMITED-APPLICATION (LULA) ELEVATORS



SOURCE: <https://delawareelevator.com/products/ada-specialty-lifts/limited-use-limited-access-elevator-lula/>

**1109.7.1 Limited-Use/Limited-Application (LULA) elevators.** LULA elevators shall comply with Section 408 of ICC A117.1 and with Part 5.2 of ASME A17.1 as modified by Appendix K of this code and shall be limited to a **maximum rise of not more than 25'**. In new construction, such LULA elevators shall be permitted:

1. To be a part of the required accessible route where either a wheelchair lift complying with Section 1109.7 is permitted or a private residence elevator complying with Section 409 (Private Residence Elevators) of ICC A117.1 is permitted;
2. To be part of the required accessible route in places of religious services; or
3. In multilevel buildings and facilities not required to have an accessible route pursuant to the exceptions in Section 1104.4.

**ANALYSIS:** *Maintains the limit on travel distance but eliminates the 3 stop limit of the 2014 BC.*

# PRIOR CODE BUILDINGS



SOURCE: <https://www.dayelevator.com/products/elevators/garaventa-lift-elvoron-lula-limited-use-limited-application-elevator/>

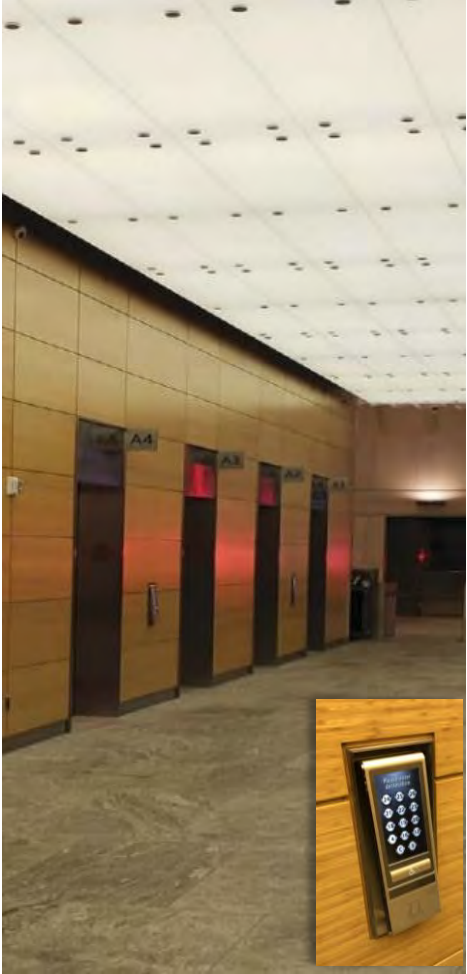
**1109.7.1.1 Prior code buildings.** In prior code buildings, LULA elevators shall comply with Section 408 of ICC A117.1 and with Part 5.2 of ASME A17.1 as modified by Appendix K of this code. LULA elevators shall be limited to a maximum rise of not more than 25 feet and shall be permitted to be a part of the required accessible route as follows:

1. In spaces complying with Section 1109.7.1 of this code where a LULA is permitted in new construction;
2. Where the total floor area of the entire building is less than 10,000 square feet; or
3. Where it serves an individual occupancy of less than 10,000 square feet in buildings of 10,000 square feet or more.

**ANALYSIS:** NYC has many large buildings comprised of smaller tenancies. These changes are intended to encourage greater accessibility in portions of prior code existing buildings.



# DESTINATION-ORIENTED ELEVATORS



**1109.7.2 Destination-oriented elevators.** Where destination-oriented elevators are provided, hall call consoles shall comply with Sections 1109.7.2.1 through 1109.7.2.3. Responding elevator cars shall comply with Section 1109.7.2.5.

- 1109.7.2.1 Hall call console number and location.
  - 1109.7.2.1.1 Transfer floors, sky lobbies and floors containing building entrances.
  - 1109.7.2.1.2 Other floors.
- 1109.7.2.2 Required features.
  - 1109.7.2.2.1 Accessibility function button.
    - 1109.7.2.2.1.2 Identification.
  - 1109.7.2.2.2 Audio output.
    - 1109.7.2.2.2.1 Content.
    - 1109.7.2.2.2.2 Delivery method and volume.
  - 1109.7.2.2.3 Visible display screen.
    - 1109.7.2.2.3.1 Contrast
    - 1109.7.2.2.3.2 Size.
    - 1109.7.2.2.3.3 Duration.
  - 1109.7.2.2.4 Floor selection controls.
    - 1109.7.2.2.4.1 Numeric keypad.
    - 1109.7.2.2.4.2 Step scanner.
  - 1109.7.2.2.5 Tactile discernibility.
- 1109.7.2.3 Hall call console arrangement.
  - 1109.7.2.3.1 Accessibility function button.
  - 1109.7.2.3.2 Floor selection controls.
  - 1109.7.2.3.3 Display screens.
- 1109.7.2.4 Instructions.
- 1109.7.2.5 Responding car.



# HALL CALL CONSOLE NUMBER & LOCATION



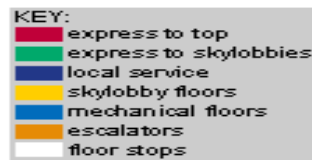
**1109.7.2.1 Hall call console number and location.** Hall call consoles shall be located and provided in a number complying with Section 1109.7.2.1.1 or 1109.7.2.1.2, as applicable. Where provided, hall call consoles shall be located on accessible routes connecting to the elevator landings they serve.

***Exception:***

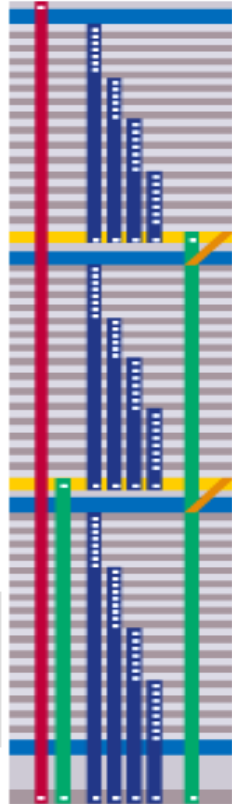
Where hall call consoles are an integral part of security barriers, at least one console for each type of use at each distinct location shall be located on an accessible route connecting to the elevator landings served by all such consoles.

***ANALYSIS:*** Establishes (2) compliance paths for call consoles, based on location. Additional requirements for consoles that are integrated with security barriers.

# TRANSFER FLOORS & BUILDING ENTRANCES



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**1109.7.2.1.1 Transfer floors, sky lobbies, and floors containing building entrances.** Elevator landings on transfer floors, sky lobbies and floors containing building entrances shall provide at least one wall-mounted hall call console adjacent to each elevator hoistway entrance. When the accessibility function button is activated, the system shall assign an elevator car located to one side (left or right) of the hall call console to be the responding elevator.

SOURCE (right):  
<https://science.howstuffworks.com/engineering/structural/wtc.htm>

**ANALYSIS:** *Each hoistway entrance has an adjacent console.*

# OTHER FLOORS



**1109.7.2.1.2 Other floors.** Floors other than those subject to Section 1109.7.2.1.1 shall provide one hall call console for every five elevators, or fraction thereof, on each side of the elevator landing. The hall call console shall be located immediately adjacent to one or more elevator hoistway entrances. When the accessibility function button is activated, the system shall assign the elevator car located closest to one side (left or right) of the hall call console to be the responding elevator.

**ANALYSIS:** 1 elevator = 1 console; 5 elevators = 1 console; 6 elevators = 2 consoles. Accessibility button calls the closest elevator.



# REQUIRED FEATURES



**1109.7.2.2 Required features.** Hall call consoles shall include the features specified in this section. Consoles shall not be flush with the surrounding surfaces and shall protrude or be recessed a minimum of  $\frac{3}{4}$  inch (19 mm) and a maximum 4 inches (101.6 mm).

- 1109.7.2.2.1 Accessibility function button.
  - 1109.7.2.2.1.2 Identification.
- 1109.7.2.2.2 Audio output.
  - 1109.7.2.2.2.1 Content.
  - 1109.7.2.2.2.2 Delivery method and volume.
- 1109.7.2.2.3 Visible display screen.
  - 1109.7.2.2.3.1 Contrast
  - 1109.7.2.2.3.2 Size.
  - 1109.7.2.2.3.3 Duration.
- 1109.7.2.2.4 Floor selection controls.
  - 1109.7.2.2.4.1 Numeric keypad.
  - 1109.7.2.2.4.2 Step scanner.
- 1109.7.2.2.5 Tactile discernibility.

## **ANALYSIS:**

*Console must be discernable from surroundings.*



# FUNCTION BUTTON



**1109.7.2.2.1 Accessibility function button.** Hall call consoles shall provide accessibility function buttons complying with Section 1109.7.2.2.1.

**1109.7.2.2.1.1 Upon Activation.** The accessibility function button shall be programmed to activate the audio output required by Section 1109.7.2.2.2.

**1109.7.2.2.1.2 Identification.** Accessibility function buttons shall be visibly and tactilely identified. The visible identification shall consist of the International Symbol of Accessibility or the dynamic accessibility symbol and shall be a minimum height of  $\frac{5}{8}$  inch. The visible symbol shall contrast with its background, light-on-dark or dark-on-light. The tactile identification shall consist of three raised dots. All dots shall be the same size and shall have a base diameter of 0.059 inch minimum and 0.063 inch maximum. Dot height shall be 0.025 inch minimum and 0.037 inch maximum. The dots shall be spaced  $\frac{1}{4}$  inch at base diameter, measured center to center, and shall be arranged in the form of an equilateral triangle with the vertex pointing up.

# FUNCTION BUTTON

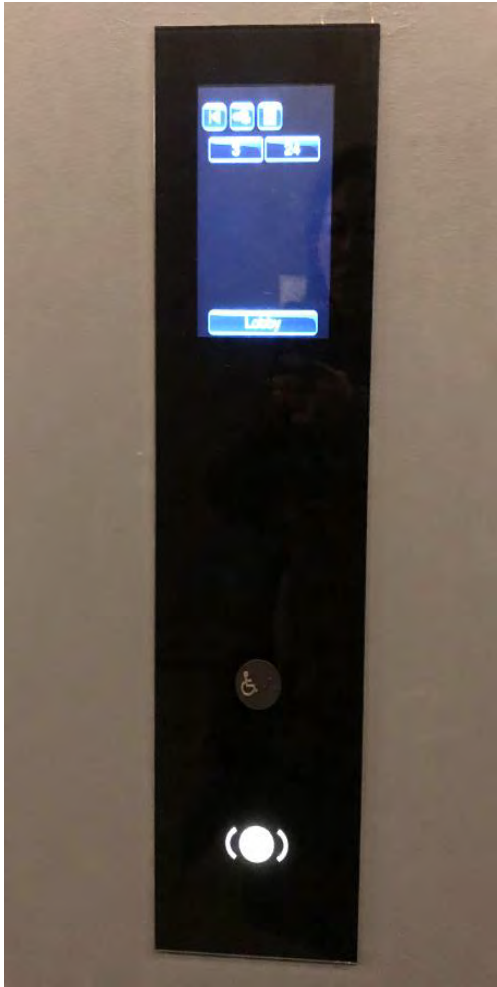


**1109.7.2.2.2 Audio output.** Audio output shall be provided for floor selection and responding elevator identification. Audio output shall be initiated upon activation of the accessibility function button and shall comply with Sections 1109.7.2.2.2.1 and 1109.7.2.2.2.

**1109.7.2.2.2.1 Content.** Audio output shall include all the information necessary to successfully call and locate the responding elevator without the use of a visual display including, but not limited to operating instructions, floor selection options, confirmation of floor selection, responding elevator car designation, directions to the responding elevator car and error messages.

**1109.7.2.2.2.2 Delivery method and volume.** Audio output shall be provided through a mechanism that does not require the use of private listening devices, and that is located at the hall call console. Audio output shall commence within one second of the activation of the accessibility function button. Audio output shall be synthesized speech or recorded or digitized human speech. Volume shall be a minimum of 10 dBA above ambient sound level, measured during peak occupancy, but shall not exceed 80 dB, measured horizontally 36 inches (914.4 mm) from the source. Audio output for floor selection shall commence at the hall call console used within one second of activation of the accessibility function button. Audio output for responding car identification shall commence when the elevator arrives and shall be repeated until the elevator doors begin to close.

# DISPLAY SCREEN



**1109.7.2.2.3 Visible display screen.** Visible display screens, including touchscreens, shall be provided in accordance with this section.

**1109.7.2.2.3.1 Contrast.** Characters, numbers and symbols shall contrast with the background on which they are displayed at a ratio of 4.5:1 (relative illuminance). The background shall be solid and static.

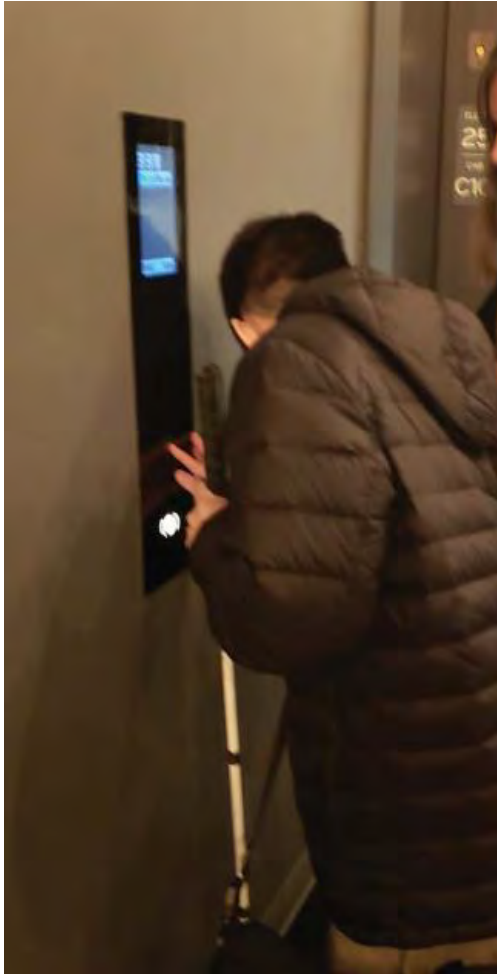
***Exception:*** Information unrelated to floor levels and their selection shall not be required to comply with Section 1109.7.2.2.3.1.

**1109.7.2.2.3.2 Size.** Characters, numbers and symbols shall be a minimum height of  $\frac{5}{8}$  inch (15.9 mm).

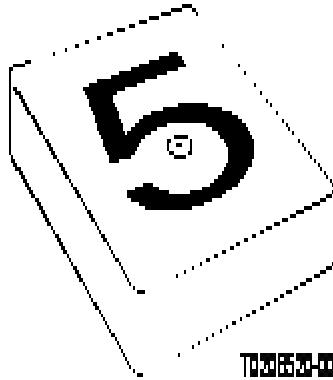
**1109.7.2.2.3.3 Duration.** Elevator assignment characters and numbers shall be displayed for a minimum of five seconds.



# NUMERIC KEYS



SOURCE: <https://www.chegg.com>



TO 2025-01-01

SOURCE: <http://www.simplecode.net>

**1109.7.2.2.4 Floor selection controls.** Hall call consoles shall provide a method of floor selection that does not require user vision. Input methods shall comply with Section 1109.7.2.2.4.1 or 1109.7.2.2.4.2.

**1109.7.2.2.4.1 Numeric keypad.** Numeric keypads shall be a minimum of 2¾ inches (69.9 mm) wide by 5 inches (127 mm) high and shall be arranged in a 12-key ascending telephone keypad layout. Individual keys shall be tactilely discernible, and the number five key shall be tactilely distinct from the other keys. Where the keypad provides an alphabetic overlay on numeric keys, the relationships between letters and digits shall conform to ITU-T Recommendation E.161.



# STEP SCANNER

**1109.7.2.2.4.2 Step scanner.** Step scanners shall consist of three horizontally arranged buttons. The center button shall serve as the “select” button and may also serve as the accessibility function button. The button to the right of the center button shall be the “up” button and the button to the left of the center button shall be the “down” button. When the “up” and “down” buttons are pressed and released, the scanner shall announce the next floor above and below, respectively. When the user releases the “up” or “down” button, the system shall pause to allow the user to press the “select” button. If the “select” button is not chosen, the system shall resume at the next floor in the sequence when the button is again depressed. In buildings with more than ten floor levels, when the “up” or “down” buttons are depressed and held for more than three seconds, the scanner shall present options for floor selection in groups of ten beginning with the next group of ten above or below the floor last announced. An interval of silence, one second minimum and two seconds maximum, shall be provided between such announcements.

**Exception:** Step scanners may consist of one button, where the application for construction document approval is submitted within six months after the date of enactment of this section. The button shall serve as the “select” button and may also serve as the accessibility function button.

**Local Law 126 of 2021: Nov. 2022 + 6 months = May 2023**



# TACTILE DISCERNIBILITY



**1109.7.2.2.5 Tactile discernibility.** Accessibility function buttons and floor selection controls shall be tactilely discernible and shall be raised above surrounding surfaces. When pressed, buttons shall provide mechanical motion to indicate activation. Where a step scanner complying with Section 1109.7.2.2.4.2 is provided, the “up” and “down” arrows shall include tactilely discernible “up” and “down” arrows. The “up” and “down” arrows shall be tactilely distinct from the tactile marking on the accessibility function button.

***ANALYSIS:*** Through touch, users must be able to discern activation of Select, Up, & Down buttons.

# HALL CONSOLE ARRANGEMENT



**1109.7.2.3 Hall console arrangement.** Features of hall call consoles shall be arranged in accordance with Section 1109.7.2.3. Where an accessibility function button complying with Sections 1109.7.2.2.1 and 1109.7.2.3.1 also serves as the “select” button, the provisions of Section 1109.7.2.3.2 shall not apply.

***ANALYSIS:*** Scoping section establishes requirements for accessibility & floor selection buttons, and display screens.

SOURCE: [https://www.wikiwand.com/en/Destination\\_dispatch#/google\\_vignette](https://www.wikiwand.com/en/Destination_dispatch#/google_vignette)



# HALL CONSOLE



SOURCE: [https://www.wikiwand.com/en/Destination\\_dispatch#/google\\_vignette](https://www.wikiwand.com/en/Destination_dispatch#/google_vignette)

**1109.7.2.3.1 Accessibility function button.** The accessibility function button shall be located at a height of 36 inches minimum and a maximum of 42 inches above the finish floor and shall be nominally centered on the hall call console.

**1109.7.2.3.2 Floor selection controls.** Floor selection controls shall be located above the accessibility function button and shall be no higher than 48 inches (1220 mm) above the finish floor and shall be nominally centered on the console.

**1109.7.2.3.3 Display screens.** Where provided, display only screens shall be located above the floor selection controls.

**ANALYSIS:** Button locations must be standardized, allowing users to anticipate proper locations.



# HALL CONSOLE



SOURCE: <https://youtu.be/77k6pHAHqKE>

**1109.7.2.4 Instructions.** Where hall call consoles are provided, written instructions on the proper use shall be posted in a conspicuous location, adjacent to such devices. The instructions shall include, but are not limited to, operating instructions, and console features.

**1109.7.2.5 Responding car.** When an elevator car responds to a call following activation of the accessibility function button, it shall provide audio output complying with Section 1109.7.2.2.2. In addition, during travel, the responding car shall provide an in-car announcement of all floors on which it stops.

**ANALYSIS:** Written instructions, plus audio output ensure greater accessibility for users.

# PLATFORM LIFTS



SOURCE: <https://www.savaria.com/products/v-1504-unenclosed-vpl>

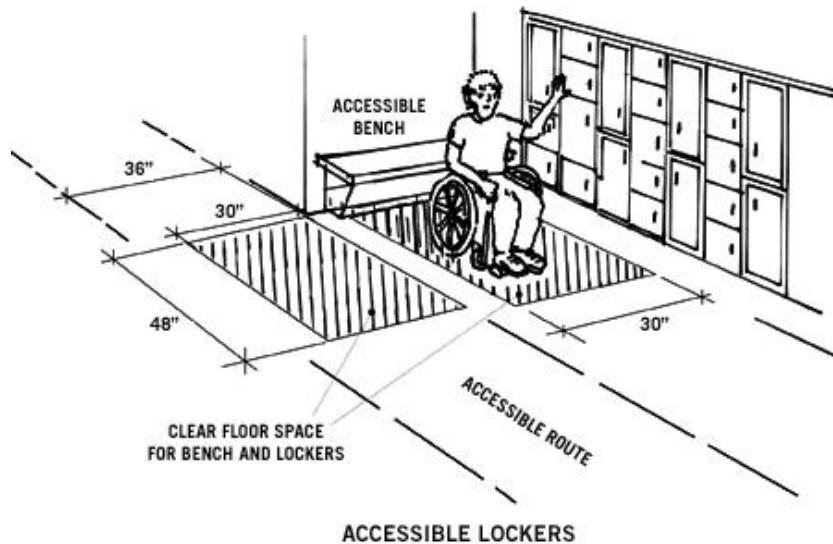
**1109.8.1 Prior code buildings.** In prior code buildings, platform (wheelchair) lifts installed in accordance with Section 410 (Platform Lifts) of ICC A117.1, ASME A18.1, and Chapter 30 of this code, shall be permitted to be a part of the required accessible route.

**ANALYSIS:** Clarifies that wheelchair lifts may be utilized as components along an accessible route in prior code buildings.

# ACCESSIBLE EQUITABLE STORAGE



SOURCE:  
<https://www.southwestsolution.com/ssg/achieving-ada-accessibility-compliance-with-high-density-mobile-storage/products/v-1504-unenclosed-vpl>



SOURCE: <https://www.lockers.com/ada-lockers/>

**1109.9 Storage.** Where fixed or built-in storage elements including but not limited to cabinets, coat hooks, shelves, medicine cabinets, lockers, closets and drawers are provided in required accessible spaces, **at least 5 percent, but not less than one of each type shall be accessible.**

**1109.9.1 Equity.** Accessible facilities and spaces shall be provided with **the same storage elements as provided in the similar non-accessible facilities and spaces.**

**ANALYSIS:** Establishes that accessible storage elements be of the same type.

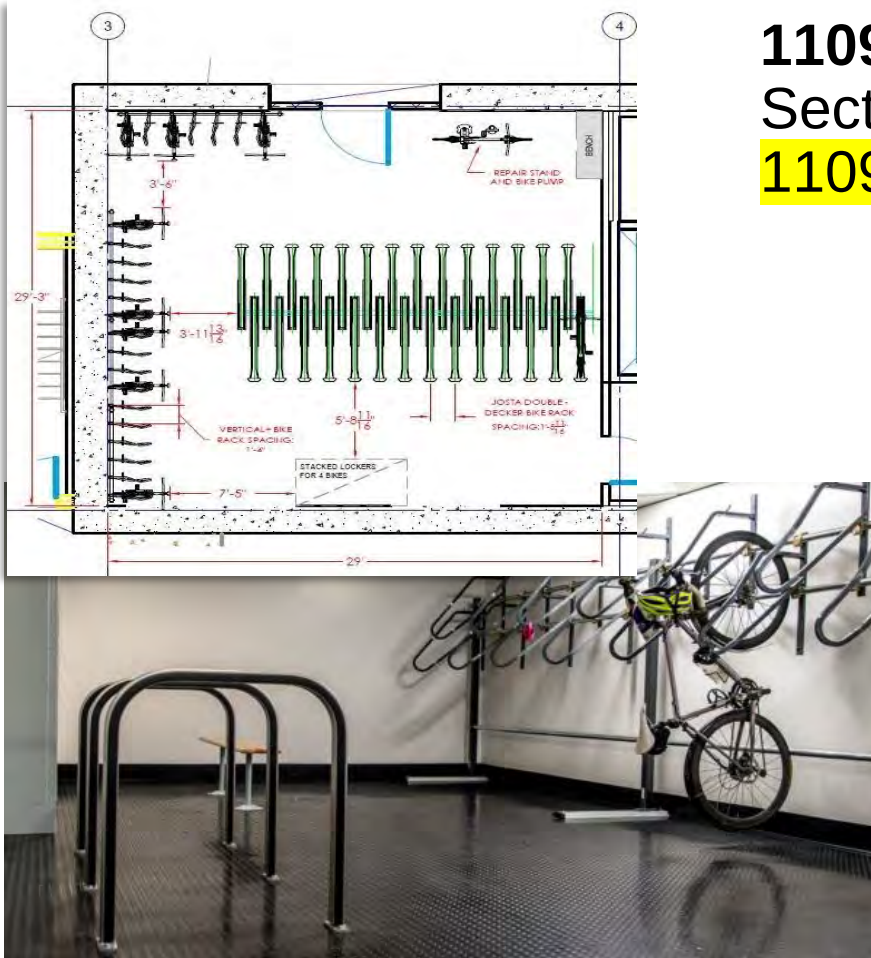


# ACCESSIBLE CYCLE STORAGE

**1109.9.3 Cycle Storage.** Cycle storage shall comply with Section 905 (Storage Facilities) of ICC A117.1 and Sections 1109.9.3.1 through 1109.9.3.4 of this code.

- **1109.9.3 Cycle Storage.**
  - **1109.9.3.1 Accessible Cycle Storage.**
  - **1109.9.3.2 Accessible Route.**
  - **1109.9.3.3 Turning Space.**
  - **1109.9.3.4 Loading Area.**

**ANALYSIS:** Previously silent on the ZR requirements for bicycle storage, the new requirements address storage, route, turning, and loading requirements applicable to hand and tricycles.



SOURCE: : <https://www.sportworks.com/about-sportworks/blog/bike-parking-planning-what-you-need-to-know>



# ACCESSIBLE TABLES & COUNTERS



SOURCE: <https://www.today.com/food/new-nyc-restaurant-contento-was-designed-people-disabilities-t221137>

**1109.11 Seating at tables, counters and work surfaces.** Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 10 percent of the total number of seating and standing spaces, but not less than one of each type, shall be accessible.

**Exception:** Check-writing surfaces at check-out aisles not required to comply with Section 1109.12.2 are not required to be accessible.

- **1109.11 Seating at Tables, Counters and Work Surfaces.**
  - **1109.11.1 Dispersion.**
  - **1109.11.2 Visiting Areas.**
    - **1109.11.2.1 Cubicles and Counters.**
    - **1109.11.2.2 Partitions.**

**ANALYSIS:** The concept of accessibility at seating, counters, etc. aligns with IBC. Notably, the NYC requirement has been increased to 10% of the total.

# ACCESSIBLE GAMING



SOURCE: <https://okcfox.com/news/local/couple-hits-jackpot-at-river-spirit-casino>

## 1109.15 Gaming machines and gaming tables.

Five percent, but not less than one, of each type of gaming table provided shall be accessible and provided with a front approach. Five 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

**ANALYSIS:** *The concept of accessibility at gaming facilities aligns with IBC. Notably, the NYC requirement has been increased to 5% of the total, aligning with a 2009 US DOJ casino settlement.*



# ACCESSIBLE RECREATION



SOURCE: <https://inspectionsada.com/ada-compliance-blog/2020/12/8/area-of-sport-activity-and-the-ada-technical>



SOURCE: <https://nmeda.org/accessible-social-activities/>

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

- **1110.1 General.**
- **1110.2 Facilities Serving Group R-2 and R-3 Occupancies.**
  - **1110.2.1 Facilities Serving Accessible Units.**
  - **1110.2.2 Facilities Serving Type A, Type B+NYC and Type B Units in a Single Building.**
  - **1110.2.3 Facilities Serving Type A, Type B+NYC and Type B Units in Multiple Buildings.**
- **1110.3 Other Occupancies.**
- **1110.4 Recreational Facilities**
  - **1110.4.1 Area of Sport Activity**

**ANALYSIS:** *The section expands the scope of recreational accessibility & applicability to accessory facilities.*

# ACCESSIBLE RECREATION

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

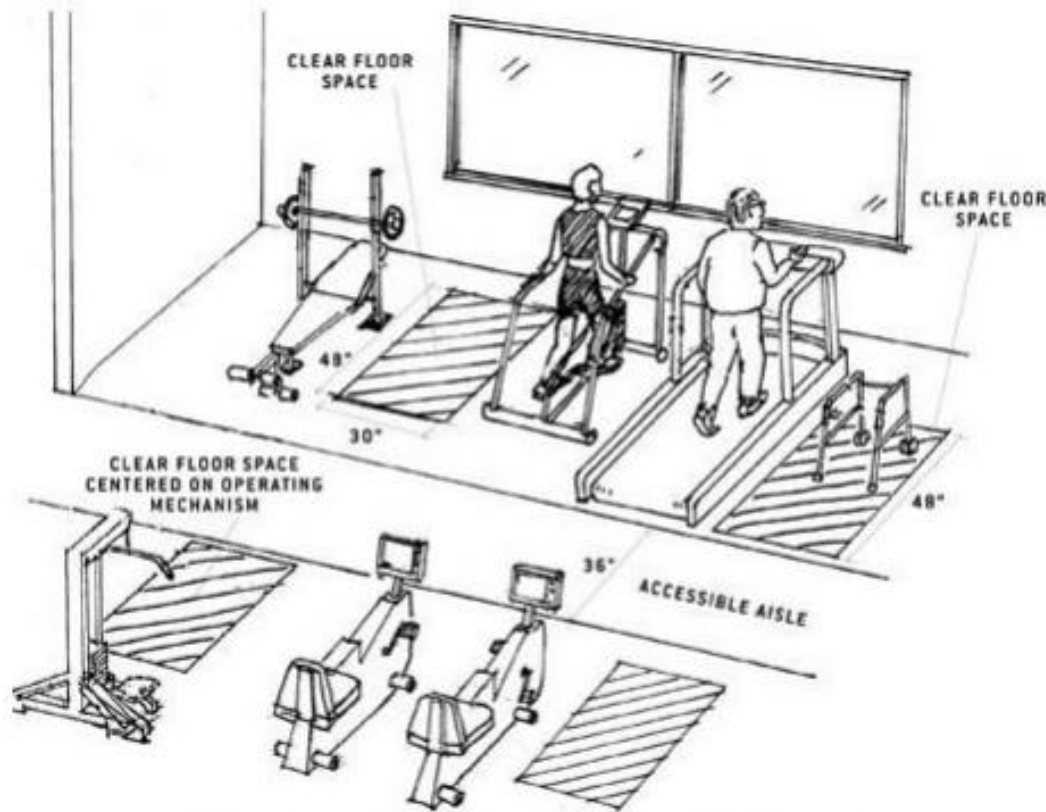
**1110.2.1 Facilities serving Accessible units.** In Group R-2 occupancies where recreational facilities serve Accessible units, every recreational facility of each type serving Accessible units shall be accessible.

**1110.2.2 Facilities serving Type A, Type B+NYC & Type B units in a single building.** In Group R-2 and R-3 occupancies and where there are four or more dwelling units, where common recreational facilities serve a single building containing Type A, Type B+NYC units or Type B 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, Type B+NYC & Type B units in multiple buildings.** In Group R-2 and R-3 occupancies, where there are four or more dwelling units within a single structure, on a single site where multiple buildings containing Type A, Type B+NYC units or Type B units are served by common 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.



# ACCESSIBLE RECREATION



SOURCE: <https://www.adapacific.org/assets/documents/us-access-board-accessible-sports-facilities.pdf>

## 1110.3 Other occupancies.

Recreational facilities not falling within the purview of Section 1110.2 shall be accessible.

**ANALYSIS:** The section grants equal access to amenities, regardless of occupancy group classification.

# ACCESSIBLE SIGNAGE

**1111.1 Signs.** Required accessible elements shall be identified by the dynamic accessibility symbol, in accordance with Figure 1111.1, at the following locations.

1. Accessible parking spaces required by Section 1106.1.
2. Accessible parking spaces required by Section 1106.2.
3. Accessible passenger loading zones.
4. Accessible rooms where multiple single-occupant toilet rooms or bathing rooms are clustered at a single location pursuant to Section 1109.2, Exception 3. Where multiple single user portable toilet or bathing units are clustered at a single location pursuant to Section 1109.2, Exception 8.
5. Accessible entrances where not all entrances are accessible. The sign, where provided, shall include a contact telephone number or instructions to gain access if an otherwise accessible building entrance is locked at all times or locked when the building is otherwise open.
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.

# ACCESSIBLE SIGNAGE

## 1111.1 Signs. *(continued)*

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 rescue assistance 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.
12. Accessible seating.
13. Accessible portable toilets.
14. Public telephones.
15. Refuse Disposal and Refuse Storage Rooms.



# ACCESSIBLE SIGNAGE

**1111.2 Directional Signage.** Directional signage indicating the route to the nearest like accessible element shall be provided at or in close proximity to the following locations, such that an individual with disabilities will not be required to retrace the approach route from the inaccessible element.

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 accessible family or assisted-use toilet and bathing room where provided in accordance with Section 1109.2.1 of this code.



# ACCESSIBLE SIGNAGE

## 1111.2 Directional Signage. *(continued)*

5. At exits and exit stairways serving an accessible space, but not providing an approved accessible means of egress, signage shall be provided in accordance with Section 1009.10 of this code.
6. Where drinking fountains for people using wheelchairs and drinking fountains for standing persons are not located adjacent to each other, directional signage shall be provided indicating the location of the other drinking fountains.

These directional signs shall include the dynamic accessibility symbol. Such signs shall comply with either Section 703.2, or Sections 703.3 and 703.4,† of ICC A117.1.

**ANALYSIS:** *New requirement for signage at drinking fountains, when not adjacent to those for standing users.*

# TYPE B+NYC TOILET & BATHING ROOMS

## Appendix P RESERVED

***ANALYSIS:*** Substantive requirements of 2014 BC Appendix P have been relocated to BC Chapter 11.

.

# TYPE B+NYC TOILET & BATHING ROOMS

**1107.2.2 Type B+NYC unit toilet and bathing rooms.** Where toilet and bathing rooms are provided in a Type B+NYC dwelling unit or sleeping unit, all such toilet and bathing rooms shall comply with Sections 1107.2.2.1 through 1107.2.2.9. Within each such toilet room, at least one lavatory, and one water closet shall comply with Sections 1107.2.2.1 through 1107.2.2.7. Within each bathing room, at least one lavatory, one water closet, and either a bathtub or shower shall comply with Sections 1107.2.2.1 through 1107.2.2.8. Toilet and bathing fixtures shall be in a single room, such that travel between fixtures does not require travel beyond the room in which the fixtures of such toilet or bathing room is located. Additional fixtures shall comply with Section 1107.2.2.9.

**Exception for Type A toilet and bathing room:** Where at least one toilet and bathing room complying with Sections 1003.11 (Toilet and Bathing Facility) and 1003.3.2 (Turning Space) of ICC A117.1 is provided within a Type B+NYC dwelling unit or sleeping unit in accordance with Items 1 through 3 of this exception, other toilet and bathing rooms in the same unit shall be required to comply only with Sections 1004.3 (Accessible route), 1004.4 (Walking Surfaces), 1004.5.2 (User Passage Doorways), 1004.9 (Operable Parts) and 1004.11.1 (Grab Bar and Shower Seat Reinforcement) of ICC A117.1...

# TYPE B+NYC TOILET & BATHING ROOMS

## 1107.2.2 Type B+NYC unit toilet and bathing rooms.

- 1107.2.2.1 Accessible route
- 1107.2.2.2 Operable parts
- 1107.2.2.3 Knee and toe clearance
- 1107.2.2.4 Overlap
- 1107.2.2.5 Lavatory
- 1107.2.2.6 Mirrors and medicine cabinets
- 1107.2.2.7 Water closet
  - 1107.2.2.7.1 Location
  - 1107.2.2.7.2 Clearance
    - 1107.2.2.7.2.1 Parallel approach
    - 1107.2.2.7.2.2 Forward approach
    - 1107.2.2.7.2.3 Parallel and forward approach
- 1107.2.2.7.3 Grab bars
  - 1107.2.2.7.3.1 Fixed side wall grab bars
  - 1107.2.2.7.3.2 Rear wall grab bars
- 1107.2.2.7.4 Height
- 1107.2.2.7.5 Flush controls
- 1107.2.2.7.6 Dispensers
- 1107.2.2.8 Bathing facilities
  - 1107.2.2.8.1 Bathtubs
    - 1107.2.2.8.1.1 Grab bars
  - 1107.2.2.8.2 Showers
- 1107.2.2.9 Additional Fixtures



# ADDITIONAL INFORMATION

- For further technical questions, please send queries to **[ConstructionCodes@buildings.nyc.gov](mailto:ConstructionCodes@buildings.nyc.gov)**.
- To view the New York City Construction Codes, visit **[nyc.gov/codes](https://nyc.gov/codes)**.



[nyc.gov/buildings](https://nyc.gov/buildings)

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