

Chapter ILHR 57

APPENDIX

A-57.81 Requirement 1. (4) SITE IMPRACTICALITY GUIDELINES.

(2) Site impracticality. Covered multifamily dwellings with elevators shall be designed and constructed to provide at least one accessible entrance on an accessible route, regardless of terrain or unusual characteristics of the site. Covered multifamily dwellings without elevators shall be designed and constructed to provide at least one accessible entrance on an accessible route unless terrain or unusual characteristics of the site are such that the following conditions are found to exist:

(a) Site impracticality due to terrain. There are two alternative tests for determining site impracticality due to terrain: the individual building test provided in paragraph (i), or the site analysis test provided in paragraph (ii). These tests may be used as follows.

A site with a single building having a common entrance for all units may be analyzed only as described in paragraph (i).

All other sites, including a site with a single building having multiple entrances serving either individual dwelling units or clusters of dwelling units, may be analyzed using the methodology in either paragraph (i) or paragraph (ii). For these sites for which either test is applicable, regardless of which test is selected, at least 20% of the total ground floor units in nonelevator buildings, on any site, must comply with the guidelines.

(i) Individual building test. It is impractical to provide an accessible entrance served by an accessible route when the terrain of the site is such that:

(A) the slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance exceed 10 percent; and

(B) the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance also exceed 10 percent.

If there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the slope for the purposes of this paragraph (i) will be measured to the closest vehicular or pedestrian arrival point.

For purposes of these guidelines, vehicular or pedestrian arrival points include public or resident parking areas; public transportation stops; passenger loading zones; and public streets or sidewalks. To determine site impracticality, the slope would be measured at ground level from the point of the planned entrance on a straight line to (i) each vehicular or pedestrian arrival point that is within 50 feet of the planned entrance, or (ii) if there are no vehicular or pedestrian arrival points within that

specified area, the vehicular or pedestrian arrival point closest to the planned entrance. In the case of sidewalks, the closest point to the entrance will be where a public sidewalk entering the site intersects with the sidewalk to the entrance. In the case of resident parking areas, the closest point to the planned entrance will be measured from the entry point to the parking area that is located closest to the planned entrance.

(ii) Site analysis test. Alternatively, for a site having multiple buildings, or a site with a single building with multiple entrances, impracticality of providing an accessible entrance served by an accessible route can be established by the following steps:

(A) The percentage of the total buildable area of the undisturbed site with a natural grade less than 10% slope shall be calculated. The analysis of the existing slope (before grading) shall be done on a topographic survey with two foot (2') contour intervals with slope determination made between each successive interval. The accuracy of the slope analysis shall be certified by a professional licensed engineer, landscape architect, architect or surveyor.

(B) To determine the practicality of providing accessibility to planned multifamily dwellings based on the topography of the existing natural terrain, the minimum percentage of ground floor units to be made accessible should equal the percentage of the total buildable area (not including floodplains, wetlands, or other restricted use areas) of the undisturbed site that has an existing natural grade of less than 10% slope.

(C) In addition to the percentage established in paragraph (B), all ground floor units in a building, or ground floor units served by a particular entrance, shall be made accessible if the entrance to the units is on an accessible route, defined as a walkway with a slope between the planned entrance and a pedestrian or vehicular arrival point that is no greater than 8.33%.

(b) Site impracticality due to unusual characteristics. Unusual characteristics include sites located in a federally-designed floodplain or coastal high-hazard area and sites subject to other similar requirements of law or code that the lowest floor or the lowest structural member of the lowest floor must be raised to a specified level at or above the base flood elevation. An accessible route to a building entrance is impractical due to unusual characteristics of the site when:

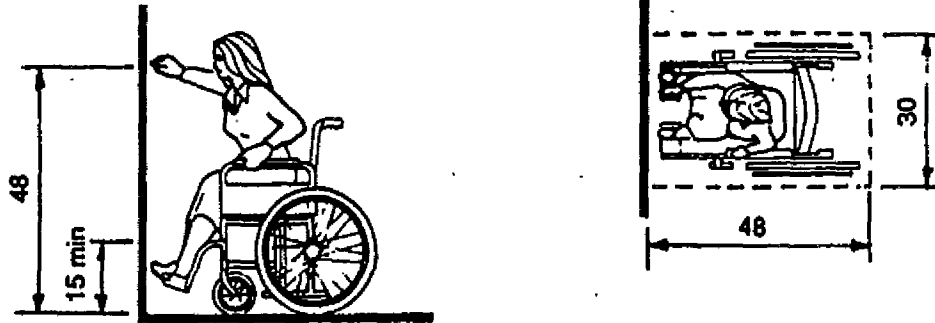
(i) the unusual site characteristics result in a difference in finished grade elevation exceeding 30 inches and 10 percent measured between an entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance; or

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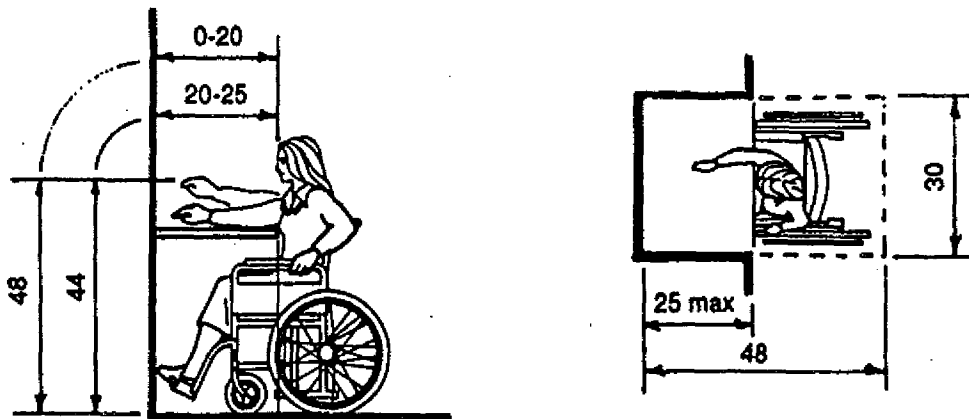
(ii) if there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the unusual characteristics result in a difference in finished grade

elevation exceeding 30 inches and 10 percent measured between an entrance and the closest vehicular or pedestrian arrival point.

A-57.85 REACH DIMENSIONS OVER AN OBSTRUCTION.

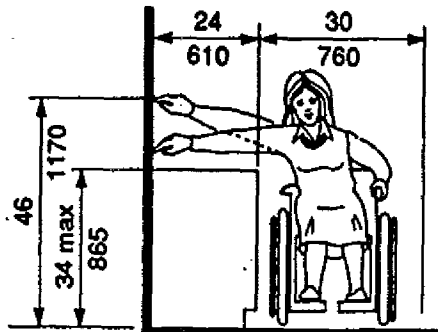


(a) Forward Reach Limit



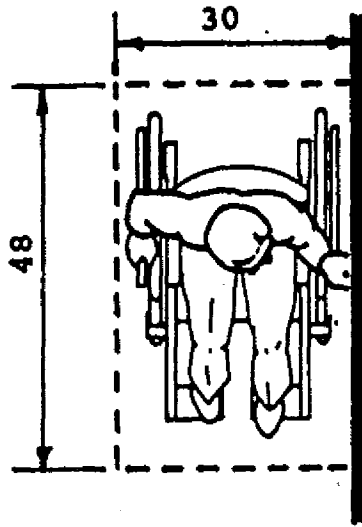
NOTE: Clear knee space should be as deep as the reach distance.

(b) Maximum Forward Reach Over an Obstruction

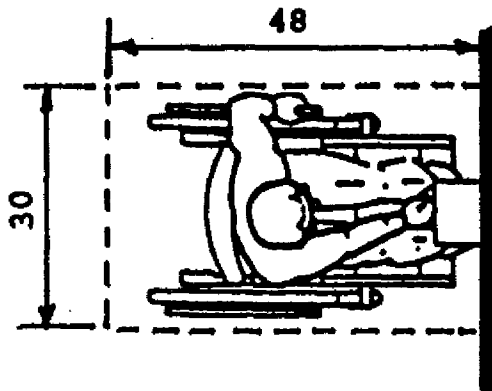


(c) Maximum Side Reach Over Obstruction

A-57.87 Usable kitchens. MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS.



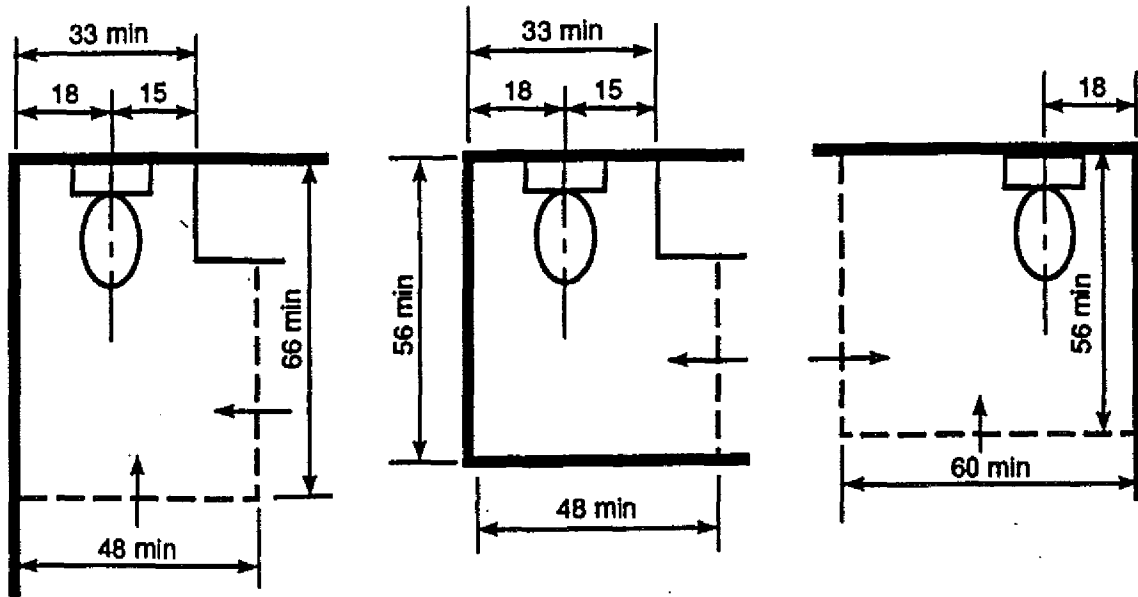
(a) Parallel Approach



(b) Forward Approach

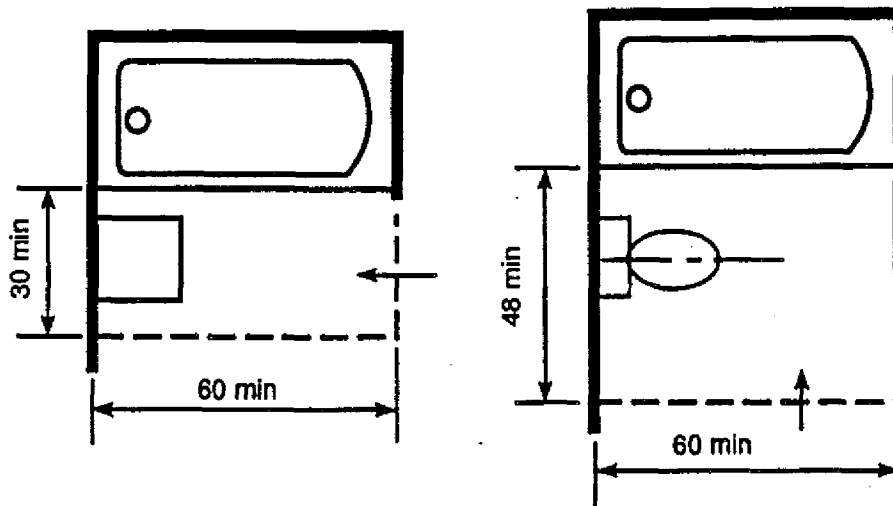
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A-57.871 (1) BASIC USABILITY AND 57.871 (2) HIGHER LEVEL OF USABILITY: CLEAR FLOOR SPACE FOR WATER CLOSETS.



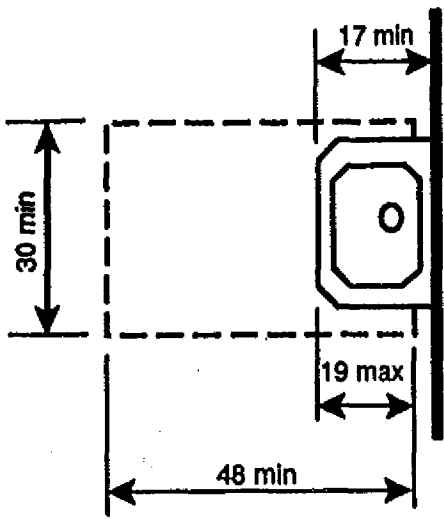
Clear Floor Space for Water Closets

A-57.871 (1) BASIC USABILITY: CLEAR FLOOR SPACE AT BATHTUBS.

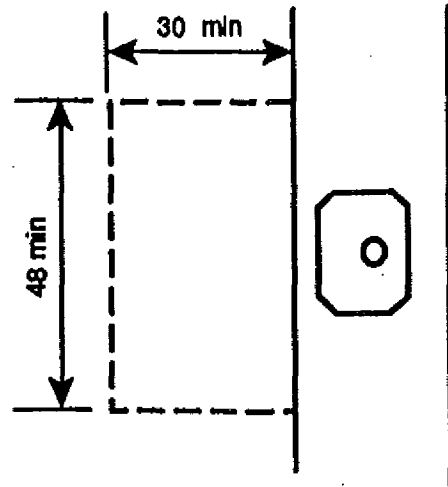


Clear Floor Space at Bathtubs

A-57.871 (1) BASIC USABILITY AND 57.871 (2) HIGHER LEVEL OF USABILITY: CLEAR FLOOR SPACE AT LAVATORIES.



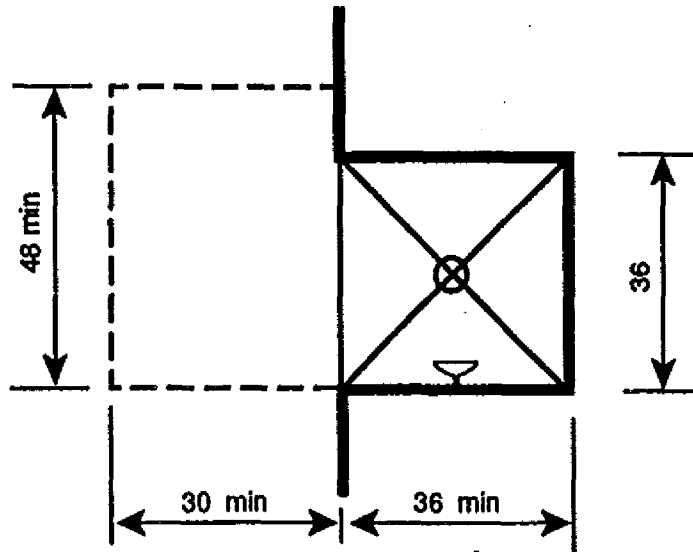
Lavatory With Knee Space



Lavatory Without Knee Space

Clear Floor Space at Lavatories

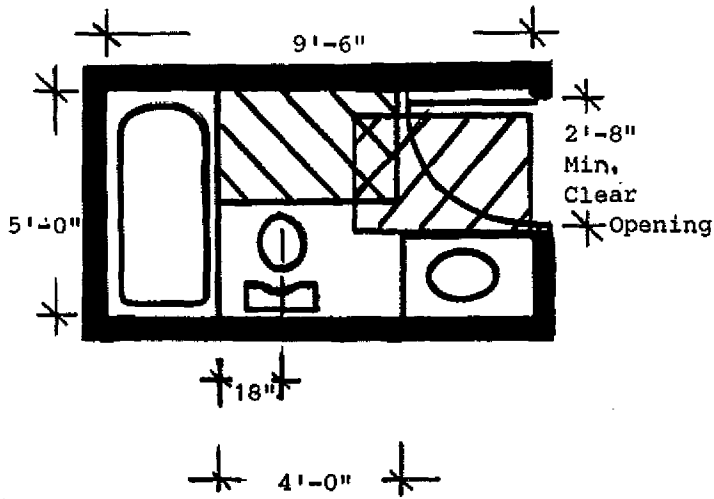
A 57.871 (1) BASIC USABILITY AND 57.871 (2) HIGHER USABILITY: CLEAR FLOOR SPACE AT SHOWERS.



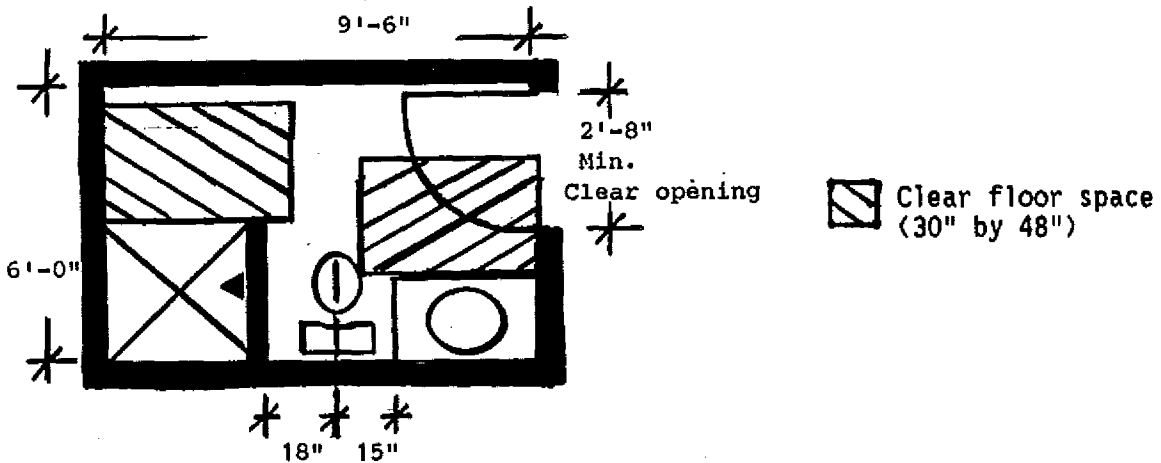
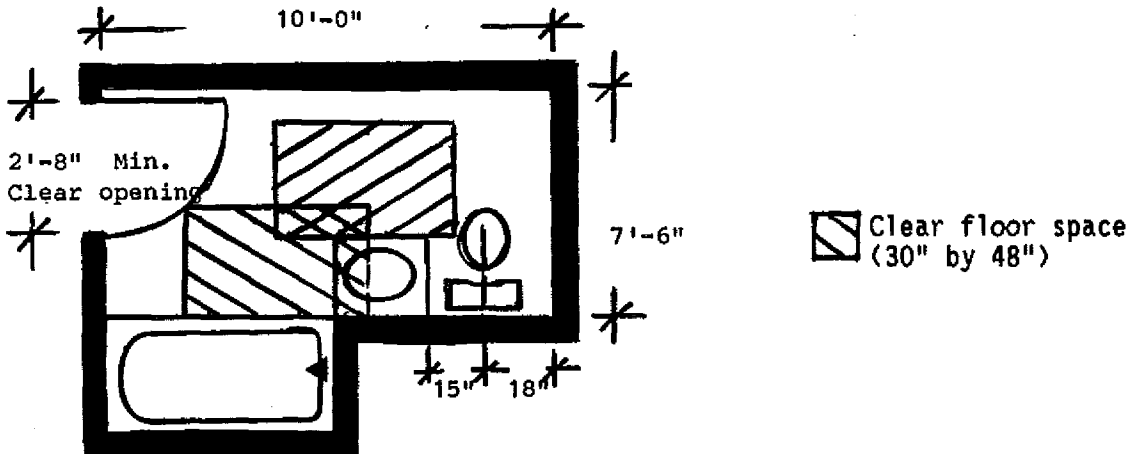
Clear Floor Space at Shower

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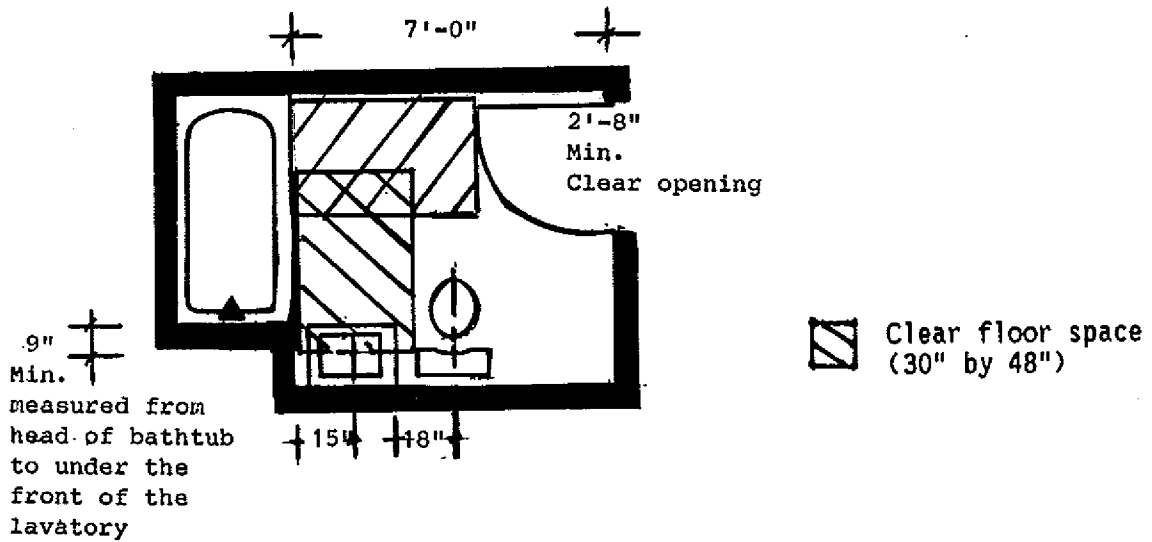
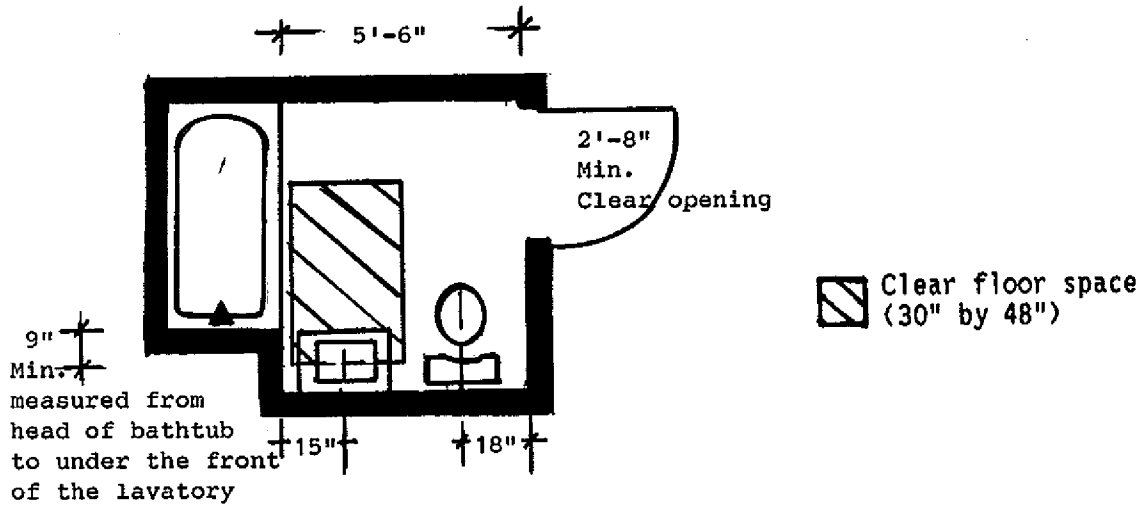
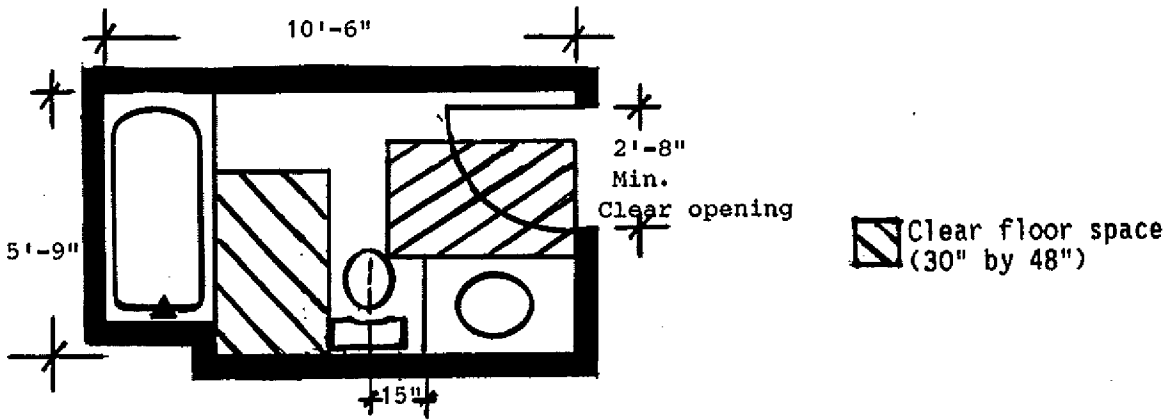
A-57.871 (1) BASIC USABILITY: EXAMPLE OF A COMPLETE BATHROOM COMPLYING WITH BASIC USABILITY.



A-57.871 (2) HIGHER LEVEL OF USABILITY: EXAMPLES OF COMPLETE BATHROOMS COMPLYING WITH THE HIGHER LEVEL OF USABILITY.

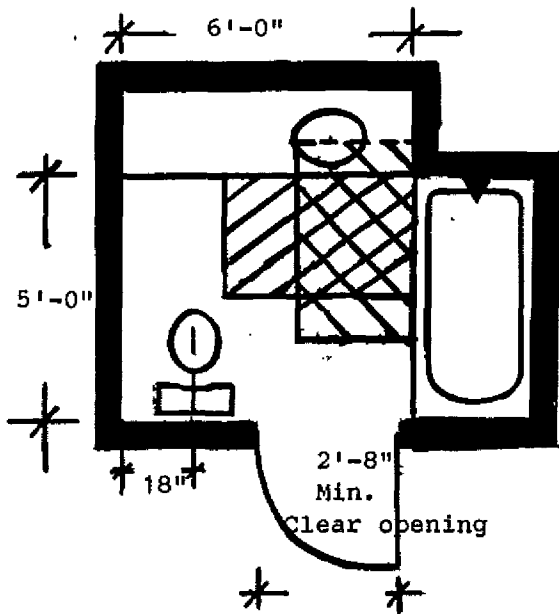



A-57.871 (2) HIGHER LEVEL OF USABILITY: EXAMPLES OF COMPLETE BATHROOMS COMPLYING WITH THE HIGHER LEVEL OF USABILITY.

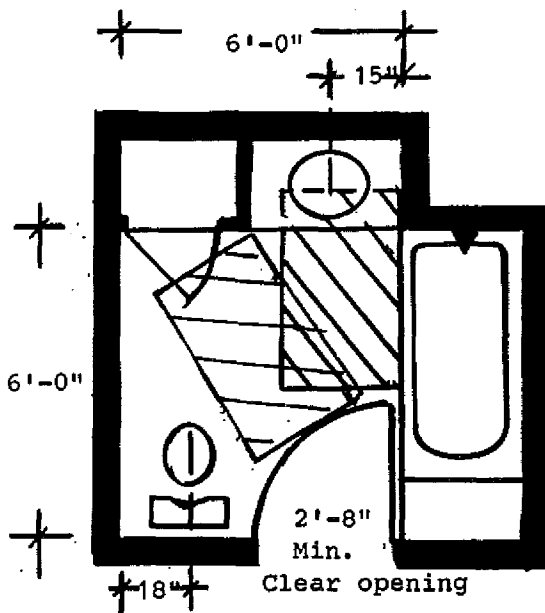



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A-57.871 (2) HIGHER LEVEL OF USABILITY. Examples of complete bathroom complying with the higher degree of usability.



 Clear floor space (30" by 48")



 Clear floor space (30" by 48")

A-57.871 (3) POWDER ROOMS: EXAMPLES OF ADAPTABLE POWDER ROOMS.

