

CLERK'S OFFICE

APPROVED

Date: 4-18-00

Submitted by: Chairman of the Assembly
at the Request of the Mayor

Prepared by: Department of Public Works

For reading: MARCH 7, 2000

ANCHORAGE, ALASKA
AO NO. 2000-57

AN ORDINANCE AMENDING TITLE 23, CHAPTER 15, SECTION 23.15.11 OF
THE ANCHORAGE MUNICIPAL CODE AND PROVIDING FOR A CHANGE IN
THE REQUIREMENT FOR ACCESSIBILITY TO COMPLY WITH THE
AMERICAN'S WITH DISABILITIES ACT AND FAIR HOUSING.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the following sections of Anchorage Municipal Code, Chapter 23.15 are
hereby amended to read as follows:

*(Other definitions, provisions and sections of Chapter 23.15 not listed below are not
affected by this ordinance and therefore not set out.)*

23.15.1101.1 General

Buildings or portions of buildings shall be accessible to persons with disabilities as
required by this chapter.

Chapter 11 of the Building Code has been amended to comply with the Federal Fair
Housing Act (FFHA) Guidelines as published by the U.S. Department of Housing and
Urban Development (March 1991) and the Americans With Disabilities Act (ADA)
Guidelines as published by the U.S. Architectural and Transportation Barriers
Compliance Board and Department of Justice (July 1991).

23.15.1102 Definitions

*DWELLING UNIT, TYPE A Reserved not used is an accessible dwelling unit that
is designed and constructed in accordance with this chapter to provide greater
accessibility than a Type B dwelling unit. (Type A dwelling units constructed in
accordance with this Chapter also meet the design standards for Type B dwelling
units.)*

*DWELLING UNIT, TYPE B is an adaptable [ACCESSIBLE] dwelling unit that is
designed and constructed in accordance with this chapter. (Type B Dwelling Unit
Standards are based on the U.S. Department of Housing and Urban Development
(HUD) Federal Fair Housing Act Accessibility Guidelines.)*

23.15.1103.1.7 Group U Occupancies

Group U, Division 1 Occupancies shall be accessible as follows:

1. Private garages and carports which contain the accessible parking serving type B [A] dwelling units, accessible hotel and lodging rooms and congregate residences.
2. No Change

23.15.1103.1.8.2 Number Of Dwelling Units

In all Group R, Division 1 apartment buildings a minimum of 10 percent, but in no case less than one of the total number of ground floor [TYPE A DWELLING UNITS SHALL BE AS REQUIRED BY TABLE NO. 11-B. ALL OTHER] dwelling units shall be designed and constructed to the requirements for Type B dwelling units as defined in this chapter.

EXCEPTIONS:

1. Group R Occupancies containing no more than three dwelling units need not be adaptable. [ACCESSIBLE]
2. Dwelling units in Group R, Division 1 apartment buildings which are located on floors other than the ground floor where no elevator is provided within the building need not comply with standards for Type B dwelling units; provided:
 - 2.1. Where the ground floor is not a Group R Occupancy, the first level of Group R Occupancy that includes [ING] dwelling units, shall be adaptable [ACCESSIBLE] [; and] .
 - [2.2. THE NUMBER OF TYPE A DWELLING UNITS PROVIDED SHALL NOT BE REDUCED BELOW THE NUMBER REQUIRED BY TABLE NO. 11-B. SEE ALSO SECTION 1105.3.1.]
3. Dwelling units with two or more stories in a non-elevator building need not comply with standards for Type B dwelling units.
4. For sites where multiple, non-elevator buildings are planned for a single site and where portions of the site have grades prior to development which exceed 10 percent, the building official may approve the following modifications:

4.1 [NUMBER OF DWELLING UNITS:]

[4.1.1.] The number of Type B dwelling units provided may be reduced to a percentage of the Type B ground floor units which is equal to the percentage of the entire site having grades prior to development which are 10 percent or less; but in no case shall the number of Type B dwelling units be less than 50 [20] percent of

the Type B ground floor dwelling units on the entire site . This calculation shall be rounded to the next higher whole number.
[; AND]

[4.1.2. THE NUMBER OF TYPE A DWELLING UNITS PROVIDED SHALL NOT BE REDUCED BELOW THE NUMBER REQUIRED BY TABLE NO. 11-B]

[4.2. BOTH TYPE A AND B DWELLING UNITS MAY BE LOCATED IN THE BUILDING OR BUILDINGS LOCATED ON THE PORTION OF THE SITE WHERE THE GRADE PRIOR TO DEVELOPMENT HAS SLOPES OF 10 PERCENT OR LESS; AND]

4.2 Common-use facilities accessory to buildings not required to contain Type [EITHER] B [A OR] dwelling units in accordance with Item 4.1[.1], above, need not be adaptable [ACCESSIBLE] unless there are no other similar facilities provided on the site. See also Appendix Chapter 11, Division I.

25.15.1103.1.8.4 Proportional Distribution.

Adaptable [ACCESSIBLE] dwelling units shall be apportioned among efficiency dwelling units, single bedroom units and multiple bedroom units, in proportion to the numbers of such units in the building. Accessible hotel guest rooms shall be apportioned among the various classes of sleeping accommodations.

23.15.1103.2.2 Accessible Route Of Travel

When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and connecting the building and the public way. The accessible route of travel to areas of primary function may serve but shall not pass through kitchens, storage rooms, toilet rooms, bathrooms, closets, or other similar spaces.

EXCEPTIONS

1 A single accessible route shall be permitted to pass through a kitchen or storage room in an adaptable [ACCESSIBLE] dwelling unit.

2 An accessible route of travel need not be provided between floor levels, or stories provided that:

All floor levels or stories in the building contain less than 3,000 square feet (278.7m²) each; or

Where only two floor levels are provided either floor is less than 3000 square feet (278.7m²).

This exception shall not apply to:

- 2.1. The offices of health care providers; or,
- 2.2. Transportation facilities and airports; or,
- 2.3. Buildings owned or leased by government agencies; or
- 2.4. Multi-tenant Group M retail and wholesale occupancies of five tenant spaces or more.

3. For sites where natural terrain or other unusual property characteristics do not allow the provisions of an accessible route of travel from the public way to the building, the point of vehicular debarkation may be substituted for the accessible entrance to the site.

23.15.1103.2.3 Primary Entrance Access

At least 50% of all public entrances, or a number equal to the number of exits required by Section 1005, whichever is greater, shall be accessible. One of the accessible public entrances shall be the primary entrance to a building. At least one accessible entrance must be a ground floor entrance. Public entrances do not include loading or service entrances.

EXCEPTION: In Group R, Division 1 apartment buildings only the primary entrance need be accessible, provided that the primary entrance provides an accessible route of travel to all dwelling units required to be adaptable. [ACCESSIBLE]

Where a building is designed not to have common or primary entrances, the primary entrance to each individual dwelling unit required to be accessible, and each individual tenant space, shall be adaptable. [ACCESSIBLE]

23.15.1105 Facility Accessibility

23.15.1105.1 General

Where buildings are required to be accessible, building facilities shall be accessible to persons with disabilities as provided in this section. For Group R, Division 1 apartment buildings, where specific floors of a building are required to be adaptable [ACCESSIBLE], the requirements shall apply only to the facilities located on adaptable [ACCESSIBLE] floors.

All building facilities or elements required by this section to be accessible shall be designed and constructed in accordance with Section 1106.

23.15.1105.2 Bathing And Toilet Facilities

23.15.1105.2.1 Bathing Facilities

When bathing facilities are provided, at least 2 percent, but not less than 1, bathtub or shower shall be accessible. In dwelling units where a separate bathtub and shower are provided in the same room, at least one shall be adaptable. [ACCESSIBLE]

In recreational facilities, where separate-sex bathing facilities are provided, an accessible unisex bathing room shall be provided, per 1105.2.4.1.

23.15.1105.2.2 Toilet Facilities

Toilet facilities located within accessible [DWELLING UNITS,] guest rooms, and congregate residences shall comply with Sections 1106.11 and 1106.27.

[EXCEPTION:] Within adaptable [ACCESSIBLE] dwelling units, only one toilet facility need be adaptable. [ACCESSIBLE]

In each toilet facility in other occupancies, at least one wheelchair accessible toilet stall with an accessible water closet shall be provided. In addition, when there are 6 or more water closets within a toilet facility, at least one ambulatory accessible toilet stall complying with Section 1106.11.4 shall also be installed.

Where urinals are provided, at least one urinal shall be accessible.

23.15.1105.2.3 Lavatories, Mirrors And Towel Fixtures

At least one accessible lavatory shall be provided within any toilet facility. Where mirrors, towel fixtures and other toilet and bathroom accessories are provided, at least one of each shall be accessible.

23.15.1105.2.4 Adaptable Fixtures In Dwelling Units

See Section 1106.27.2 for adaptable fixtures in dwelling units.

23.15.1105.2.5.[4.1] General – Unisex Bathing And Toilet Rooms

23.15.1105.2.5.1.[4.2] Location

Unisex toilet and bathing rooms shall be located on an accessible route. Unisex toilet rooms shall be located not more than one story above or below separate-sex toilet facilities. The accessible route from any separate-sex toilet room to a unisex toilet room shall not exceed 500 feet (152,400 mm).

Additionally, in passenger transportation facilities and airports, the accessible route from separate-sex toilet facilities to a unisex toilet room shall not pass through security check points.

23.15.1105.2.5.2.[4.3] Clear Floor Space

Where doors swing into a unisex toilet or bathing room, a clear floor space not less than 30 inches by 48 inches (762 mm by 1219 mm) shall be provided, within the room, beyond the area of the door swing.

23.15.11[1]05.2.5.3.[4.4] Privacy

Doors to unisex toilet and bathing rooms shall be securable from within the room.

Doors to unisex toilet and bathing rooms shall be securable from within the room.

23.15.1105.2.5.4.[4.5] Required Fixtures

23.15.1105.2.5.4. .[4.5] 1 Unisex Toilet Rooms

Unisex toilet rooms shall include only one water closet and only one lavatory. Where a bathing facility is provided within a unisex toilet room, only one shower shall be provided.

EXCEPTION: A separate-sex toilet room containing not more than two water closets without urinals, or containing only one water closet and one urinal may be considered a unisex toilet room.

23.15.1105.2.5.4.[4.5].2 Unisex Bathing Rooms

Unisex bathing rooms shall include only one shower fixture. Unisex bathing rooms shall also include one water closet and one lavatory. Where storage facilities are provided for separate-sex bathing facilities, accessible storage facilities shall be provided for unisex bathing rooms.

23.15.1105.3 Elevators, Platform Lifts And Stairways

23.15.1105.3.1 Elevators

23.15.1105.3.1.1 Where Required

In multi-story buildings or portions thereof required to be accessible by Section 1103, at least one elevator shall serve each level, including mezzanines. Other than within an individual dwelling unit, where a passenger [AN] elevator is provided but not required, it shall be accessible. One passenger elevator complying with section 1105.3 shall serve each level including mezzanines, in all multi-story buildings and facilities unless exempted below.

EXCEPTIONS

1. In Group R, Division 1 apartment occupancies, an elevator is not required where adaptable [ACCESSIBLE] dwelling units and guest rooms are accessible by ramp or by grade level route of travel.

2. [ONE PASSENGER ELEVATOR COMPLYING WITH 1105.3 SHALL SERVE EACH LEVEL, INCLUDING MEZZANINES, IN ALL MULTI-STORY BUILDINGS AND FACILITIES UNLESS EXEMPTED BELOW. IF MORE THAN ONE ELEVATOR IS PROVIDED, EACH FULL PASSENGER ELEVATOR SHALL COMPLY WITH 1105.3]

Elevators are not required in facilities that are less than three stories or that have less than 3000 square feet per story.

This exception shall not apply to:

2.1 The offices of health care providers; or

2.2 Transportation facilities; or

2.3 Buildings owned or leased by government agencies; or

2.4 Multi-tenant Group M retail and wholesale occupancies of five tenant spaces or more.

3. In multi-story parking garages, an elevator is not required where an accessible route of travel is provided from accessible parking spaces on levels with accessible horizontal connections to the primary building served.

4. In Group R, Division 1 hotels and lodging houses, less than 3 stories in height, an elevator is not required, provided that all accessible guest rooms are located on the ground floor.

23.15.1105.4.3 Kitchens

[KITCHENS WITHIN ACCESSIBLE DWELLING UNITS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS 1106.12 AND 1106.27.]

[EXCEPTION:] Kitchens in Type B dwelling units need not comply with Section 1106.12.1 (See Section 1106.27.1).

Kitchens, kitchenettes, or wet bars in other than dwelling units, which are provided accessory to a sleeping room, guest room, or suite, shall be designed in accordance with Section 1106. Countertops and sinks shall be no more than 34 inches (865 mm) above the finished floor. At least 50 percent of shelf space in cabinets and appliances shall be within the reach ranges of Section 1106.2.4.

23.15.1105.4.4 Recreation Facilities

Where common- or public-use recreational facilities, swimming pools, hot tubs, spas, and similar facilities are provided, they shall be accessible. Swimming pools shall be accessible by transfer tier, hydraulic chair, ramp, or other means. Hot tubs and spas need be accessible only to the edge of the facility.

EXCEPTION: Common- or public-use facilities accessory to buildings not required to contain [EITHER TYPE A OR] Type B dwelling units in accordance with Section 1103.1.8.2.

23.15.1106.10.4 Thresholds At Doors

Thresholds at doors shall comply with Section 1106.6.

EXCEPTION: In dwelling units, exterior doors other than the adaptable [ACCESSIBLE] entrance to a dwelling unit, may be sliding doors with thresholds not exceeding 3/4 inch (19 mm).

23.15.1106.12.2 Counter Surfaces And Shelving

[WITHIN TYPE A DWELLING UNITS, A COUNTER SURFACE, A MINIMUM OF 30 INCHES (760 mm) WIDE BY 24 INCHES (610 mm) DEEP SHALL BE PROVIDED AT A MAXIMUM HEIGHT OF 34 INCHES (865 mm), WITH A KNEE SPACE BENEATH AT LEAST 27 INCHES (685 mm) IN HEIGHT.]

In other than dwelling units, at least 50 percent of shelf space in cabinets, refrigerators and freezers shall be within the reach ranges specified in Section 1106.2.4.

23.15.1106.27 Dwelling Units

23.15.1106.27.1 Type [A AND] B Dwelling Units

Type B dwelling units [A AND] shall comply with Section 1106.

EXCEPTIONS:

[1. IN A TYPE A ACCESSIBLE DWELLING UNIT WITH TWO OR MORE STORIES, ACCESS TO OTHER LEVELS IS NOT REQUIRED IF THE ACCESSIBLE LEVEL COMPLIES WITH ALL REQUIREMENTS FOR TYPE A ACCESSIBLE DWELLING UNITS AND THAT KITCHEN, TOILET AND BATHING FACILITIES AND AT LEAST ONE BEDROOM ARE PROVIDED ON THE ACCESSIBLE LEVEL.]

1. [2.] Kitchens in Type B dwelling units need not comply with Section 1106.12.1, provided that:

1.1 [2] A clear space at least 30 inches by 48 inches (760 mm by 1220 mm) that allows parallel approach by a person in a wheelchair is provided at the range or cook top and sink, and either a parallel or forward approach is provided at all other appliances; and,

1.2 [2] In all other kitchens, clearance between all opposing counters, base cabinets, countertops, appliances, and walls shall be not less than 40 inches (1015 mm); and,

1.3[2.]. In "U" shaped kitchens with a sink, range, or cook-top at the base of the "U", an unobstructed floor space of sufficient size to inscribe a circle with a diameter of not less than 60 inches (1525 mm) shall be provided.

2. [3] Bathrooms in Type B dwelling units need not comply with Section 1106.11.2, provided that sufficient maneuvering space which is not less than 30 inches by 48 inches (760 by 1220 mm) is provided within the bathroom. Doors may swing into the clear floor space provided at any fixture, but shall not encroach on the required maneuvering space.

3. [4] Doors in Type B dwelling units, other than the primary entry door, need not comply with Section 1106.10.3.

4. [5] Mezzanines in Type [A OR] B dwelling units need not be accessible.

5. [6] Raised or sunken floors in Type B dwelling units need not be accessible, provided that they do not interfere with the adaptable [ACCESSIBLE] route of travel through the unit, and are not located in the kitchen or bathroom.

6. [7] Counter surfaces in Type B dwelling units need not comply with Section 1106.12.2.

7 [8] Within an individual dwelling unit in an elevated building, access to other levels is not required if the accessible level complies with all requirements for accessible dwelling units and contains a bathroom.

8. [9] In Type B dwelling units, exterior deck, patio, or balcony surfaces may be no more than 4 inches (100 mm) below the floor level of the interior surface where the exterior surface is constructed of an impervious material such as concrete, brick, or flagstone.

9. [10] Vanities or lavatories in Type [A AND] B dwelling units may be located in the clear floor spaces as permitted in Section 1106.11.5.1.

10. [11] Seats for bathtubs or showers are not required in Type B dwelling units.

11. [12] In Type B dwelling units, the clear floor space for bathtubs or showers may be reduced to not less than 30 inches (760 mm) in width by 48 inches (1220 mm) in length.

23.15.1106.27.2.1 Grab Bars

Grab bars may be omitted in bathing and toilet facilities within Type [A OR] B dwelling units, provided that all structural reinforcements for grab bar installation are provided in the appropriate locations in the adjoining walls.

Reserved

Section 2. Table No. 11-B, Required Type A Dwelling Units, following Section 23.15.1114.2.2, is hereby repealed (deleted)

(The remainder of this section is not affected by this ordinance and is therefore not set out.)

Section 3. That this ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage, Assembly this 18th day of April, 2000



Chair of the Assembly

ATTEST:



Municipal Clerk

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AD 2000-57

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT AN ORDINANCE AMENDING TITLE 23, SECTION 23.15.11 OF THE ANCHORAGE MUNICIPAL CODE AND PROVIDING FOR A CHANGE IN THE REQUIREMENT FOR ACCESSIBILITY TO COMPLY WITH THE AMERICAN'S WITH DISABILITIES ACT AND FAIR HOUSING.	DATE PREPARED January 10, 2000	
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM	
2	DEPARTMENT NAME Public Works, Building Safety Division	DIRECTOR'S NAME James P. Fero	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Ron Watts, Chief Building Official	HIS/HER PHONE NUMBER 343-8301	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
6	Mayor		
7	Municipal Clerk		
2	Municipal Attorney		
4	Employee Relations		
	Municipal Manager		
	Cultural & Recreational Services		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
	Municipal Light & Power		
3	Office of Management and Budget		
	Police		
	Port of Anchorage		
1	Public Works		
	Public Transportation		
	Solid Waste Services		
	Water & Wastewater Utility		
	Executive Manager		
	Community Planning & Development		
	Finance, Chief Fiscal Officer		
	Heritage Land Bank		
	Management Information Services		
	Property & Facility Management		
	Purchasing		
	Other		
5	Special Instructions/Comments <div style="text-align: right; margin-right: 50px;">7.B. Fero</div> <div style="text-align: right; margin-right: 50px;">PA - 3/21/00</div> <div style="text-align: left; margin-left: 50px;">3/7/00</div>		

RECEIVED
Office of Municipal Clerk

FEB 28 2000

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