

Accessibility Code 1341 TAG

Meeting Notes

Date: Wednesday, July 17, 2024

Meeting Location: DLI Isanti Room/WebEx Event

Call to order:

Karen Gridley

Attendance:

TAG Members attending: Dori Dufresne, David Fenley, Chris Machmer, Dave Mathews, Lee Gladitsch, Karen Gridley, Mara Peterson, Haidee Tan

TAG Members not attending:

Guests attending: Scott Anderson, Mike Bunnell, DLI Education, Alexis Johnson, Wendy Rannenberg, Michele Severson, Joshua Simma, Amanda Spuckler, Shawn Wetterlin

Worksheet and Code Change Proposal Review:

Reviewed Worksheet items listed below constituting the more impactful changes in 306 of the IEBC and Proposed changes Acc-20, Acc-21 and Acc-22.

IEBC Worksheet Item 1 - Section 306.1 Scope.

The TAG consensus is to accept this model code change which adds the term “repairs” to the list of items that trigger compliance with Section 306 for alterations to existing buildings.

IEBC Worksheet Item 5 and Proposed Change Acc-20 – Section 306.5. Change of Occupancy.

The TAG consensus is to accept the model code which consolidates requirements for partial change of occupancy with complete change of occupancy and modified the language to only require accessibility modifications if the change of occupancy included alterations. However, the new language also deleted 7 subitems for complete change of occupancy without alterations that previously would require accessibility improvements to the accessible route, accessible entrance, accessible parking, and accessible toilet room. The TAG consensus is to accept the Proposed Change Acc-20 which reinstates the 7 subitems for changes of occupancy that do not otherwise include an alteration. This requirement has been part of Minnesota Rule since before the model code addressed it, so this proposed change carries forward a long-standing Minnesota requirement. It will need to be re-added as an amendment to 1341 since the model code now deletes it.

IEBC Worksheet Item 6 – Section 306.6. Additions.

The TAG consensus is to accept this model code change which adds several clarifications for the requirement of accessible means of egress in additions to existing buildings. Several options for compliance are provided. It clarifies where additions contain dwelling or sleeping units, the accessibility requirements only apply to the units in the addition. And the changes clarify that the addition shall comply with Section 306.7.1 which is the “20% Rule”.

IEBC Worksheet Item 7 – Section 306.7. Alterations.

The TAG consensus is to accept this model code change which adds a reference to A117.1 for the technical criteria that apply to alteration work and adds a reference to IEBC Section 306.7.1 through 306.1.18, which are all the more specific requirements for alterations. The change also removed all the exceptions that were under the previous 305.6 alterations because they are now all covered elsewhere.

IEBC Worksheet Item 8 – Section 306.7.1. Alterations affecting a Primary Function (20% Rule).

The TAG consensus is to accept the model code which clarifies which elements must be addressed on the route leading to the altered area and gives priority to the route itself. The TAG consensus is also to carry forward the current MN amendments to include accessible parking to the list of elements that must be addressed as well as carry forward exception 6 for alterations undertaken by a tenant within their own tenant space.

IEBC Worksheet Item 9 – Section 306.7.2. Accessible means of egress exemption.

The TAG consensus is to accept the model code change which relocates the exemption for accessible means of egress to its own overt section and changes the word “provided” to “added” meaning that you don’t need to add any more accessible means of egress in alterations which is slightly more stringent from the previous exemption that allowed an all-encompassing exemption from providing an accessible means of egress at all.

IEBC Worksheet Item 18 – Section 306.7.15. Adult changing stations.

The TAG consensus is to accept the model code change which adds new language to cover requirements for when adult changing stations are required in alterations to existing buildings. When additional toilet facilities are being added in occupancies where adult changing stations are required by IBC. They are allowed to be added in family or assisted-use toilet rooms. The technical infeasibility allowance still applies.

IEBC Worksheet Item 19 – Section 305.8.13 of the 2020 MN Accessibility Code. Fuel dispensers.

The TAG consensus is to accept the model code change which deletes the requirements for fuel dispensers. Minnesota previously deleted this model code section via MN amendment, so now we no longer need to maintain the amendment; we can delete the amendment that deleted the model code since the model code requirement no longer exists.

IEBC Worksheet Item 21 – Section 306.7.6. Accessible Route.

The TAG consensus is to eliminate the MN amendment Section 305.8.16 and accept the new model code requirement which now addresses accessible route for alterations to existing buildings in new Section 306.7.6. The TAG also recommends modifying the new language for a 36’ wide exterior accessible routes to be 48” wide minimum in keeping with the existing Minnesota requirement for 48” wide exterior accessible routes. The TAG also discussed the need for an exception for alterations to existing curb ramps, that they shall be allowed to be 36” wide. A proposed change will be prepared to capture the 36” wide allowance for curb ramps and reviewed at the next TAG meeting.

Proposed Change 21 – Definition of Existing Building and Existing Facility in the A117.1 Standard.

The TAG consensus is to accept the proposed change as modified to only modify the definitions, and not the individual exceptions to the larger turning circle and clear floor space sizes for alterations to existing buildings.

The other option that was discussed and dismissed was the idea to completely delete all of the exceptions to the larger turning circle and clear floor space sizes for alterations to existing buildings, not modify the definitions, and rely solely on the technical infeasibility allowance in Scoping Section 306.7 where providing the larger turning space and larger clear floor space sizes in alterations would be technically infeasible. The TAG felt that since the larger sizes for turning and clear floor space are new it would be important for users of the code to see the overt exemptions and then clarify the definitions to pair with the exemptions that are unique to existing buildings for the new sizes.

Proposed Change 22 – Definition of Existing Building and Existing Facility in the A117.1 Standard.

This proposed change was another proposal for the same purpose as Acc-21; to address the definition of existing building and existing facility as related to the new exception for the larger sizes of the turning space and clear floor space. The author withdrew this proposed change based on the TAG action taken on Acc-21.

Next Meeting:

Date: July 31, 2024

Time: 9:00 AM

Location: DLI Isanti Room

Meeting Adjourned: 10:56 AM

Prepared by: Karen Gridley