

Accessibility Code 1341 TAG

Meeting Notes

Date: Wednesday, April 24, 2024

Meeting Location: DLI Isanti Room/WebEx Event

Call to order:

Karen Gridley

Attendance:

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

TAG Members not attending:

Guests attending: Scott Anderson, Kevin Rolfes, Jim Weaver, Mark Sneep, Alexis Johnson, Jeff Lebowski, Amanda Spuckler, Melinda Anderson, Joshua Simma, David McDonald, Chad Payment, Britt McAdamis, Allison Eastham

Worksheet and Code Change Proposal Review:

Reviewed Worksheet items listed below constituting the more impactful changes in Chapter 11 of the 2024 IBC, and the 2017 edition of ICC A117.1 Standard.

Item 1 – IBC 1103.2.11 General Scoping. Residential Group R-1 and R-3

The TAG consensus is to accept the model code language.

Item 3 – IBC 1108.6.2.1 Section Live/Work Units - Proposed Code Change Acc-01, New 1341 Section 1103.2.17.

TAG members reviewed a code change proposal to modify chapter 11 to delete section 1108.6.2.1 requirements for live/work units and add a general exemption amendment numbered 1103.2.17. This is necessary for consistency with Minnesota Rules, chapter 1305, which also deletes requirements for live/work units. The TAG consensus is to accept the code change proposal.

Item 4 – Minnesota Rules, part 1341.0011, subpart 4 item A and IBC 1104.4. Multistory Buildings Accessible Route.

The current rule modifies the accessible route requirements for multilevel building and facilities in 2018 IBC sections 1107.4.1 and 1104.4.2. The TAG consensus is to modify 2024 IBC section 1104.4 to carry forward the modifications in the current rule.

Item 5 – Minnesota Rules, part 1341.0011, subpart 4, item B and IBC 1104.5. Location of Accessible Route.

The current rule modifies 2018 IBC section 1104.5 requirements for location of the accessible route. The TAG consensus is to modify section 1104.5 in the 2024 IBC to carry forward the current MN modifications and reformat the section into an itemized list.

Item 8 – IBC 1105.1.1. Power-operated Doors at Public Entrances.

The TAG consensus is to accept the model code language for this section. TAG members discussed whether the term “public entrances” refers to the main exterior building entrances or also any public entrances to a space within the building. TAG members also reviewed the exceptions for multi-tenant facilities which allows the calculation of an occupant load ratio to determine whether or not a power-operated door is required for the building. A TAG member may submit a code change proposal to clarify the meanings of “public entrance” and “public building entrance.”

Item 11 – IBC 1106.8. And A117.1 Section 502.10 Parking meters and Pay Stations.

The TAG consensus is to accept both the model code and A117.1 Standard requirements for parking meters and pay stations. TAG members discussed that parking meters and pay stations are part of the parking space and are necessary for the use of the parking stalls; therefore, parking meters and pay stations that are associated with accessible parking stalls must comply with accessibility requirements for reach range, operable parts, location, and clear floor space.

Item 12 & 13 – IBC 1107. Motor-Vehicle-Related Facilities, fuel dispensing systems and EV charging stations.

TAG consensus is as follows:

1. Accept the model code language for fuel dispensing systems in 1107.3.
2. Delete Minnesota Rules, part 1341.0011, subpart 8, item J, that deletes the 2018 IBC accessibility requirements for fuel dispensing systems. Although the Minnesota State Building Code does not apply to gasoline dispensers, item J is no longer needed because (1) the Federal ADA requires gasoline pumps to be accessible and the industry now produces and provides compliant units so the MN requirement will have no impact on the industry and (2) 2024 IBC section 1107 also applies to electric vehicle charging equipment and requires the equipment to comply with requirements for reach range, operable parts, location and clear floor space. The equipment must comply with accessibility requirements because it is the element needed to use EV charging stalls.
3. Accept the proposed modifications of Code Change Proposal Acc-02 to the EV charging equipment and space requirements in section IBC 1107. These proposed changes were reviewed by the Electric Vehicle Charging Facility TAG for adoption in the Minnesota Commercial Energy Code but will be relocated to the Accessibility Code prior to the next Minnesota Commercial Energy Code adoption. TAG members may submit a code change proposal to modify Acc-02 to address diagonal parking, “use last” vs. “please be courteous” language on signage, and clarify dispersion requirements.

Item 14 – IBC 1108.5. Group I-1 Accessible Units and Assisted Toileting & Bathing.

Discussion of this item was tabled for a future meeting because of need to coordinate with MDH. CCLD is currently working with MDH on requirements that do not conflict with MDH statutes regulating Assisted Living Facilities and Assisted Living with Dementia Care. CCLD has requested feedback from MDH by June.

Item 17 – IBC 1108.6.1.1. Accessible Units in Group R-1 Occupancies.

The TAG consensus is to modify the model code to carry forward the current requirements in chapter 1341 for communication feature units, dispersion, and passage doors but to accept the new exceptions in the 2024 IBC that permit roll-in showers in every accessible unit in lieu of bathtubs where bathtubs are not provided in any of the sleeping units. Transfer showers are permitted to be substituted for all but the minimum number of

required roll-in showers. TAG members also discussed that it is difficult to clarify table 1108.6.1.1 and the table has not been revised in 2024 edition.

Item 19 – IBC 1108.6.2.2.1. Group R occupancies for quantity of roll-in showers.

TAG recommends modifying the model code to carry forward the requirements of Minnesota Rules, part 1341.0011, subpart 6, item M, except the current requirement that at least one roll-shower be provided in a Type A unit where 3 or more Type A units are required is to be replaced with the model code requirement that where 2 or more Type A units are provided at least 5 percent but not less than one Type A unit be provided with a roll-in shower. The TAG consensus is to accept the model code requirement for where a roll-in shower is required in Type A units because it an increased level of accessibility and will help address the shortage of available accessible dwelling units in general.

Item 20 – IBC 1108.6.3. Group R-3 occupancies and R-3 Care Facilities.

The TAG consensus is to table discussion until a future meeting because of need to coordinate with MDH for requirements for assisted living facilities. In general, TAG members are in favor of the new model code requirements with some modifications to address assisted living facilities, but are awaiting MDH input. The new model code language is similar to the current requirements in chapter 1341 but it may be necessary to delete the term “transient” in order to include requirements for care facilities such as assisted living facilities. TAG members also discussed maintaining the current chapter 1341 amendment that requires four or more dwelling units or sleeping units in a single structure to comply with accessibility requirements. This amendment is necessary in order to require Type B units in townhome-style dwelling units that are not care facilities to provide accessibility features. The Minnesota Residential Code requires IRC-3 structures with 4 or more units in a single structure to comply with the Minnesota Accessibility Code requirements for R-3 dwellings, so the modification is consistent with the Minnesota Residential Code.

Item 24 – 1109.2. Assembly Area Seating and Proposed Code Change Acc-04.

The TAG members will review this item at the next meeting.

Item 25 – IBC 1110.2. Assisted toileting and bathing facilities, new allowances.

Tabled for discussion at a future meeting to allow time for MDH to provide input. CCLD is currently working with MDH on requirements consistent with MDH statutes regulating Assisted Living Facilities and Assisted Living with Dementia Care. CCLD has requested feedback from MDH by June. The general idea is to allow a certain number of Accessible units to have assisted toileting and bathing features in lieu of accessible features for independent use.

Item 27 – IBC 1110.2.2 -1110.2.3. Assisted toileting and bathing facilities, new allowances.

Tabled for discussion at a future meeting in order to coordinate with MDH. CCLD is currently working with MDH on reasonable requirements consistent with MDH Statutes regulating Assisted Living Facilities and Assisted Living with Dementia Care. CCLD has requested feedback from MDH by June.

Next Meeting:

Date: May 8, 2024

Time: 9:00 AM

Location: DLI Isanti Room

Meeting Adjourned: 12:00 PM

Prepared by: Karen Gridley