1104.4 Multilevel buildings and facilities. At least one accessible route shall connect each accessible level, including mezzanines, in multilevel buildings and facilities.

Exceptions:

1. An accessible route is not required to stories and mezzanines above and below accessible levels that have an aggregate area of not more than 3,000 square feet (278.7 m²). This exception shall not apply to:
   1.1. Multiple tenant facilities of Group M occupancies containing five or more tenant spaces;
   1.2. Levels containing offices of health care providers (Group B or I); or
   1.3. Passenger transportation facilities and airports (Group A-3 or B).

2. In Group A, I, R and S occupancies, levels that do not contain accessible elements or other spaces required by Section 1107 or 1108 are not required to be served by an accessible route from an accessible level.

3. In air traffic control towers, an accessible route is not required to serve the cab and the floor immediately below the cab.

4. Where a two-story building or facility has one story with an occupant load of five or fewer persons that does not contain public use space, that story shall not be required to be connected by an accessible route to the story above or below.

Q: Given a two-story free-standing building, Group B occupancy, with a building area of 8,800 square feet per floor. The building is divided into four two-story independent tenant spaces. There are no shared facilities, such as mechanical and plumbing facilities, toilet rooms, janitor’s closets, or other common use areas connecting the four tenant spaces. The four tenant spaces are functionally self-sufficient.

Both floors in all of the tenant spaces are required to be accessible. The main entrance level is fully accessible, including an accessible route. An interior exit access stairway within each tenant space connects the upper and lower levels. The non-entrance level for each tenant is 3,000 square feet or less.

Does Exception 1 to Section 1104.4 permit the 3,000 sf area limit for an accessible route to be applied independently to each of the four unconnected tenant spaces?

A: Yes. Individual tenant spaces that do not share communicating or common use areas with adjacent tenant spaces may be considered separate “facilities.” Therefore each individual tenant space is permitted to be evaluated individually with regards to the accessible route requirements in Section 1104.4, Exception 1. Levels with an aggregate area not more than 3,000 square feet within a single tenant space are not required to be connected with an accessible route.