

CHAPTER 11 ACCESSIBILITY

SECTION 1104.4, EXCEPTION 2 IBC Interpretation No. 30-04 2003 Edition Issued: 05-30-06

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: Under the provisions of Exception 2 to Section 1104.4 of the 2003 International Building Code, in a Group S occupancy, are levels that do not contain any accessible elements required to be served by an accessible route from a required accessible level?

A: No. The provisions in Exception 2 to Section 1104.4 only apply to occupancy Groups A, I, R and S limited to the specific items addressed in Section 1107 and Section 1108.

In a Group S storage facility that provides self-service storage, Section 1108.3 requires a minimum number of the individual self-service storage spaces to be accessible. Where individual self-service storage spaces are located on a level(s) above and/or below a required accessible level that level(s) must be connected by an accessible route. However, Section 1108.3.1 does not require accessible individual self-service storage spaces to be dispersed throughout the building. Where a level(s) is not provided with accessible individual self-service storage spaces an accessible route is not required to connect that level(s) with a required accessible level.
