

City of Bellingham Policy

Policy No. 2009-006**Title:** Required Accessibility Upgrades – Change of Occupancy**Code:** 2006 International Building Code**Chapter:** IBC 3411.4**Level of Policy:** Departmental**Date Issued:** October 5, 2009**Developed by:** Jim Tinner, CBO**Date Revised:** N/A**Revised by:** N/A**Approved by:** Jim Tinner

Supersedes: All prior

See Also:

Purpose

To clarify the scope of required accessibility upgrades when a change of occupancy occurs.

Scope

All structures regulated by the International Building Code and which are undergoing a change of occupancy without physical alterations or additions being performed.

Definitions

IBC means the currently adopted edition of the International Building Code.

IRC means the currently adopted edition of the International Residential Code.

Accessible means meeting the design requirements of IBC Chapter 11 and ICC/ANSI A117.1

Policy/Conditions

When a complete change of occupancy occurs in a building and no physical alterations or additions are proposed, the following items constitute the complete list of accessible features required to be provided. Items not included in this list will not be required by the Building Services Division.

- At least one accessible building entrance.
- An accessible route from accessible entrances to primary function areas.
- An accessible parking space when onsite parking is provided.
- An accessible passenger loading zone where a passenger loading zone is provided.
- Signage complying with IBC Section 1110.
- An accessible route between accessible loading zones or accessible parking zones and an accessible entrance.

Accessible restrooms are not required under the scope of this policy. Such restrooms may have been required under the code that the original building or space was permitted and in such cases, accessible restrooms must be maintained or provided.

References/Sources

IBC Sections 3402.1 and 3411.4.2

Accessibility Guidelines for Buildings and Facilities – Federal Register March 23, 2007

36 CFR 1191, 36 CFR 1192

Appendix/Attachments