In Groups R-1, R-2, and R-4: When buildings have 4 or more dwelling or sleeping units intended to be occupied as residences, each of these units must be a Type B Unit. A minimum number and/or percentage of these units will be Type A Units per 2012 International Building Code (IBC) 1107.6.

2012 Codes

A clear floor space not less than 30" x 48" required in front of, and centered on, the lavatory to allow for forward or parallel approach. Clear floor space may include knee and toe clearances as detailed on Page 5.

56" x 60" clear floor space required for forward and parallel approach to water closet. The required clearance is permitted to overlap the water closet, associated grab bars, paper dispensers, coat hooks, shelves, accessible routes, clear floor space required at other fixtures, and the wheelchair turning space.

Provide required clear floor space 60" in diameter within room. Permitted to include knee & toe clearance. See page 5.

Clear floor space at tub is not less than 30" in width by the length of the tub.

Doors do not swing into the clear floor or ground space of clearance for any fixture except where a clear floor space of 30" x 48" is provided within the room, and is beyond the arc of the door swing.

NOTE:
Clear floor spaces, clearances at fixtures, and turning spaces are permitted to overlap.

Type A Unit Floor Plan

GENERAL INFORMATION:
- Cabinets and shelving can be installed underneath counter space or lavatories provided that it can be removed without removal or replacement of the lavatory, the floor finish extends under such cabinetry, and the walls behind and surrounding the cabinetry are finished.
- All doors on accessible routes have a clear opening of 32" minimum, measured from the face of the door, when open 90% to the door stop. See Tip Sheet 14 Accessibility and Door Clearance.
- Thresholds, if provided, are 1/2" high, maximum.
- Grab bars: 1-1/4" to 2" in diameter, or the shape provides an equivalent gripping surface and is capable of supporting 250 lbs.
- For code requirements refer to:
  1. Chapter 11 of the 2012 IBC
  2. Appendix E, Sections E101 - E107

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Faucet controls are operable with one hand and do not require tight grasping.

Install blocking for 18” long minimum vertical grab bar at foot end of tub, 3” minimum to 6” maximum above the horizontal grab bar, and 4” maximum inward from the front edge of the bath tub.

Removable base cabinet. See the second bullet under GENERAL INFORMATION on page 1.

Install blocking for 24” long minimum grab bar at foot end of tub at front edge of tub.

Locate faucet controls between rim of tub and grab bar at foot of tub and between the open side of the tub and the midpoint of the width of the tub. Provide a shower spray unit with a hose 59” long minimum that can be fixed as a shower head or as a hand-held unit.

Insulate hot water supply & drain.

Flush controls are mounted for use from wide side of water closet area and not more than 46” above floor with force to activate no greater than 5 lbs.

Install blocking for 24” long grab bar. Where space permits, install blocking for 36” long grab bar. When installed, grab bar extends minimum 12” beyond centerline toward the side wall, and 24” beyond the centerline in the open side above water closet. When mounted, grab bar not more than 9” behind seat.

NOTE:
Unless otherwise noted, all grab bars are 33” minimum, 36” maximum above finish floor.

Seats are not sprung to return to a lifted position.

North Wall Interior Elevation
(Bathtub Control end wall)

Install blocking for 42” long minimum grab bar. When installed, grab bar is 12” maximum from rear wall and extends 54” minimum.

12” from top of bar to toilet paper dispensers.

48” maximum from floor to operable part of toilet paper dispenser.

Toilet paper and other dispensers or receptacles are installed within easy reach of water closet and do not interfere with grab bar utilization.
Bathtubs -- Type A Unit

South Wall Interior Elevation (Bathtub Head end wall)

For tubs without permanent seats (see 'NOTE' below for exception), install blocking for two 24" minimum long grab bars. When installed, grab bars are 24" maximum from head of tub and 12" maximum from foot of tub.

NOTE:
For tubs with permanent seats at end, install blocking for two grab bars. Ends of grab bars are 15" maximum from head and 12" maximum from foot.

Install blocking for grab bar identical to above. When installed, grab bar is 9" from rim of tub.

West Wall Interior Elevation (Bathtub back wall)

Faucet control handles are operable with one hand and do not require tight grasping. Self-closing valves remain open for at least 10 seconds per operation.

Lavatories are mounted with the rim 34" maximum above the floor and with a clearance of 27" minimum from the floor to the bottom of the front edge of the apron.

6-1/2" maximum sink depth.

When measured to the higher of the fixture rim or counter.

Removable base cabinet. See the second bullet under GENERAL INFORMATION on page 1.

Bathtub enclosures do not obstruct controls or transfer from wheelchairs onto bathtub seats or into tubs. Enclosures do not have tracks mounted on tub rim.

Install blocking for 12" long minimum grab bar at the front edge of the bathtub.

NOTE:
Unless otherwise noted, all grab bars are 33" minimum, 36" maximum above finished floor.
Cabinet Perspective

Similar detail applies at removable cabinets under sinks - provide 30" minimum clear width.

Cabinets are removable by removing these screws only.

Permanent cabinets

Separate cleat at wall to support countertop.

Install body of base cabinet with screws, independent of countertop, for easy removal.

16"x16" steel shelf bracket 200# capacity minimum.

End panel (removable)

Finished floor extends under cabinets.

NOTE:
Countertop, doors, and floor finish not shown.

16" type A clear
18" - 18" clear

16"x16" Steel shelf bracket 200# capacity min.

Install body of base cabinet with screws, independent of countertop for easy removal.

Screw to end panel & adjacent cabinet.

Partial cabinet supplied by manufacturer, including doors, top rail, side stile, and bottom.

When measured to the higher of the fixture rim or counter.

29" min. of ht. after cabinet is removed.

Shim all cabinets in group to match floor finish height.

Cabinet Section