

Accessibility Requirements Across Residential Occupancy Types

Multi-Family Housing Project "X"

Applicable State and Local Codes

(IBC + ANSI A117.1)

Dwelling Unit Types: Accessible, Type "A", Type "B", Type "C" (visitable)

Based on IBC 2015 requirements

R-1 (Transient in Nature)	R-2 (Permanent in Nature)	R-3 (Permanent in Nature)	R-4 (Temporary in Nature)
Boarding Houses >10 occupants	Note: Bldg with sleeping units or >2 dwelling units	Boarding Houses <16 occupants (non transient)	6 occupants - 16 occupants (R-3 construction requirements and 310.6 Conditions)
Congregate Living >10 occupants	Boarding Houses >16 occupants	Building with not more than 2 Dwelling Units	24 Hour Supervised receiving custodial care.
Hotels/Motels	Congregate Living >16 occupants	Boarding Houses <10 occupants (transient)	Drug/Alcohol Center
	Dormitories	Care Facilities <5 persons	Assisted Living
	Fraternity/Sorority	Congregate Living <16 occupants (nontransient)	Congregate Care
	Live/Work Units - non residential portion required to be accessible.	Congregate Living <10 occupants (transient)	Convalescent Care
	Hotels (nontransient)		Group Homes/Social Rehab
	Vacation Timeshare Properties		Halfway Houses
IBC Scoping:	IBC Scoping: (for types noted above)	IBC Scoping:	IBC Scoping:
Accessible Units- Use IBC Table 1107.6.1.1, all other units Type "B". Dispersed by unit type.	Accessible Units- Use IBC Table 1107.6.1.1, all others Type "B"	Type "B"- Where 4 or more dwelling/sleeping units as residence.	Accessible Unit- See 1107.6.4.1
	Apartment Houses		Type "B"- See 1107.6.4.2
	Convents/Monasteries		
	IBC Scoping: (for types noted above)		
	Accessible Units- Use IBC Table 1107.6.2.2.1/.2.		
	Type "A"- 2% dispersed.		
	Type "B"- Where 4 or more provided.		

I-1	I-2	I-3	I-4
24 Hour Care and Supervision >16 people; if <5 people follow R-3; if 6-16 people follow R-4	Facilities used for 24 Hour medical care for >5 people (note 308.4 provided care conditions)	Facilities used for 24 Hour medical care for >5 people under restraint or security (note 308.5 provided care conditions)	Day Care Facilities 5 or fewer people with custodial care less than 24 Hours follow R-3 (note 308.6 provided care conditions)
Provides personal care			24 Hr Supervised, custodial care.
Examples:	Examples:	Examples:	Examples:
Alcohol/Drug Centers Assisted Living/Group Homes Congregate/Convalescent Facilities Halfway Houses/Social Rehab Facilities	Foster Care Facilities Detoxification Facilities Hospitals (includes Psychiatric) Nursing Homes	Correctional/Detention Facilities Jails/Prisons Reformatories Prerelease Centers	Adult/Child Day Care
			Note: See 308.6 for 5 or fewer
IBC Scoping:	IBC Scoping: (Nursing Homes)	IBC Scoping: (Sleeping Units)	IBC Scoping:
Accessible Units- 4%, but not less than 1 (Condition 1); 10%, but not less than 1 (Condition 2)	Accessible Units- 50% but not less than 1. Dispersed by type.	Accessible- 3% but not less than 1 by classification level.	See IBC
Type "B"- Where 4 or more dwelling/sleep units occupied as residences.	Type "B"- Structures with 4 or more dwelling/sleeping units occupied as residence shall be Type "B".		
	IBC Scoping: (Hospitals)	IBC Scoping: (Special Holding/Housing Cells)	
	Accessible Units- 10% but not less than 1.	Accessible- At least 1 cell/room serving each purpose.	
	Type "B"- Structures with 4 or more	IBC Scoping: (Medical Care Facilities)	
	IBC Scoping: (Rehab Facilities)	Accessible- Provided in addition to 1107.5.5.2 required sleeping units.	
	*Treating conditions affecting mobility.		
	Accessible Units- 100% of		

Stringency Test (Applicable Accessibility Requirements)

Confirm Funding Sources and Apply the Source's Appropriate Scoping and Accessibility Requirements

Always default to more stringent requirements to ensure compliance

ABA	Federally Owned, Operated or Leased Facilities (1968 Architectural Barriers Act)	
	Scoping per 2004 ADAAG: F233.3= 5% Mobility and 2% (but no fewer than 1 of Mobility and Communication) of the total number provided. Comply with 809.2-809.4 (Mobility) and 809.5 (Communication) and must be located on an accessible route.	
504 Rehab Act	Housing projects receiving Federal Funds. (Includes scoping for Units with Mobility and Units with Communication Features (dispersed by type)). *See 2010 ADA Standards with exceptions*	
	Scoping per 2004 ADAAG: F233.2= 5% Mobility and 2% (but no fewer than 1 of Mobility and Communication) of the total number provided. Comply with 809.2-809.4 (Mobility) and 809.5 (Communication) and must be located on an accessible route.	
Fair Housing Act	Applies to all multifamily housing providing 4 or more dwelling units (includes common use amenities for residents and their guests only).	
ADA	Title II (state/local governments)	Title III Private Businesses (aka: Public Accommodations)
	*Include any additional state/local accessibility requirements	*Include any additional state/local accessibility requirements
	Housing Authorities (possibly USDA for rural area housing authorities)	ADA applies to leasing/sales office and associated spaces (ex: restrooms, parking, and accessible route).
	Title II + HUD = Scoping per ADA	Common Use spaces must comply with ANSI : community room, restrooms, drinking fountains, and the provided parking serving these spaces. (IF the general public has access reference ADA)
	Title II + other Federal Agency = Scoping per ADA + Agency (if more stringent than ADA)	
Title II + no Federal Funds = Scoped per ADA		

Resources for Accessible Housing Requirements

ABA - Architectural Barriers Act

Federally owned, leased and operated facilities
 Uniform Federal Accessibility Standards (HUD)
 ABA Accessibility Standards (GSA, DOD, USPS)

Technical Assistance (800) 872-2253
[Access Board ABA Guidelines and Standards](#)
ta@access-board.gov

504 Rehabilitation Act

Housing projects receiving "Federal financial assistance".

 Uniform Federal Accessibility Standards (HUD) or 2010 ADA Standards (since 5.23.14)

Technical Assistance (800) 872-2253
[Access Board 504 Guidelines and Standards](#)
ta@access-board.gov

FHA - Fair Housing Act

Applies to all housing projects with 4 or more dwelling units (private and public)
 FHA Design Manual 1998 or other HUD identified Safe Harbors

Technical Assistance (888) 341-7781
[Fair Housing First](#)

ADA - Title II (State and Local Govt) and Title III (Private Business)

Title II (State/Local Government)
 Title III (Private Business - aka: Public Accommodations)
 2010 ADA Standards for Accessible Design (ADA)

D.O. J. Technical Assistance (800) 514-0301
 Regional ADA Technical Assistance Centers (800) 949-4232
[ADA Information](#)

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