

STATE BUILDING CODE INTERPRETATION NO. I-17-01

October 9, 2001

The following is offered in response to your letter to me dated April 19, 2001, in which you request formal interpretations of several sections of Chapter 11 of the BOCA National Building Code/1996 portion of the 1999 State Building Code, as it applies to accessible parking provided for a Use Group R-2 multi-family housing complex.

Question 1a: “Is it the intention of Section 1105.1.1 that the required 15’ width of an accessible parking space applies in the case when the parking space is provided within a private garage?”

Answer 1a: Yes. The referenced code section is written pursuant to subsection (h) of section 14-253a, Connecticut General Statutes, and indicates the minimum width of an accessible parking space, regardless of the location of the space. Note that this response and all following responses assume that when you use the term “private garage” that such garage is rented or sold to the occupant of a particular dwelling unit and is for the exclusive use of such occupant only.

Question 1b: “Is the required width of the accessible private garage door 10’?”

Answer 1b: No. The code requires, at section 1104.1, that an accessible route is provided from the accessible parking space to the accessible building entrance served, but does not specify the minimum width of the overhead door to the accessible private garage. All doorways intended for user passage in a Type A dwelling unit must comply with section 404 of the 1998 ICC/ANSI A117.1 Standard for Accessible and Usable Buildings and Facilities.

Question 1c: “Is an accessible parking space sign required in an accessible (private) parking garage?”

Answer 1c: Yes. Again, section 1109.2 is written pursuant to subsection (h) of section 14-253a, Connecticut General Statutes, which requires the signage at all accessible parking spaces, regardless of location.

Question 2a: “Is it the intention of Section 1105.2 to imply that the number of accessible parking spaces in a Use Group R-2 complex would equal two percent of the required Type A dwelling units or two percent of the total dwelling units?”

Answer 2a: Neither. There is no connection to the number of dwelling units when determining the number of accessible parking spaces. The requirement set forth in section 1105.2 is that two percent of the *provided parking spaces* be accessible.

Question 2b: “Would the process of determining the number of accessible private garages be the same as determining the number of accessible parking spaces?”

Answer 2b: As mentioned in answer 2a, the number of accessible parking spaces is two percent of provided parking spaces as set forth in section 1105.2. Although section 1105.2 states that where parking is provided within or beneath a building, accessible

parking spaces shall also be provided within or beneath a building, the code does not give direction as to the number of accessible spaces required to be provided within or beneath the building. Since the code uses the standard that two percent of all parking spaces must be accessible, it follows that the intent of the code is that two percent of parking spaces provided within or beneath a building must be accessible parking spaces.

Question 2c: “Are additional accessible parking spaces required for visitor parking, or is it intended that the accessible visitor parking is included within the two percent rule?”

Answer 2c: The number of spaces determined by section 1105.2 is intended to provide accessible parking spaces for both residents and visitors.

Question 3: “Is it the intention of section 1105.4 (Van spaces) of the 1999 SBC to apply to private garages within a Use Group R-2 multi-family complex?”

Answer 3: No. The referenced code section does not contain any requirement that the accessible van spaces be located in private garages. Further, section 1105.4.1, which does set forth requirements for accessible van spaces within garages, only applies to public parking garages, and would not apply to a private garage provided solely for the use of the dwelling unit occupant.