

POLICY:

Policy effective: October 16, 2017

- updated June 1, 2018 for 2017 Pikes Peak Regional Building Code
- revised September 19, 2018 to include I-1 and I-2
- updated May 30, 2023 for 2023 Pikes Peak Regional Building Code

ACCESSIBILITY PLAN - REQUIRED FOR ALL GROUP R OCCUPANCIES, TOWNHOUSES, I-1 AND I-2 OCCUPANCIES.

RBC106.2.1 – Construction Documents: Information Required

POLICY:

An accessibility plan must be provided for all Group R, I-1, and I-2 occupancies constructed out of the IBC and Townhouses constructed out of the IRC. The accessibility plan must include:

1. Unit point requirements per Colorado Revised Statutes (CRS) 9-5 for the entire development, as applicable, to include types of units to be provided
2. Unit quantity requirements per Chapter 11 of the IBC, as applicable
3. Unit quantity requirements per Section R320 of the IRC, as applicable
4. An architectural site plan of the entire development to include the following:
 - GROUP R, I-1, and I-2: Building addresses and Building Types for all buildings
 - TOWNHOUSES: Building addresses to include lot numbers for all buildings
5. Simplified architectural floor plan(s) for each building being submitted, to include the following:
 - GROUP R, I-1, and I-2: Individual unit numbers (secondary addressing) for all units in the building on all levels, indicating level of accessibility per unit (Accessible, Type A, Type B, etc.)
 - TOWNHOUSES: Individual addresses/unit numbers for all units in the building, indicating level of accessibility per unit (Type A, Type B, Type B visitable, etc.)

COMMENTARY:

The intent of this policy is to consolidate and clarify all accessible units required within a multi-family development. Having all the required information on a single sheet will assist in determining compliance with code requirements and expedite the inspection process by reducing the amount of time necessary for inspectors to find the information within the plan.