

# Comparative Analysis of TAS & IBC 2006

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# Introduction

A Comparison of the Texas Accessibility Standards (TAS); and the 2006 International Building Code (IBC), which references the standard ICC/ANSI A117.1-2003, Accessible and Usable Buildings and Facilities.

The International Building Code 2006, International Existing Building Code 2006 and the ICC A117.1-2003 – Accessible and Usable Buildings and Facilities are copyrighted works of the International Code Council. All rights reserved.

# Objectives

- Identify key differences between the Texas Accessibility Standards and IBC 2006 (ANSI A117.1-2003)
- Evaluate design alternatives based on standard requirements.
- Understand the specific requirements of Architects as it pertains to the AB program of TDLR.

# Van Accessible Parking

## TAS:

**TAS 4.1.2(5)(b)** One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible" as required by 4.6.4. The vertical clearance at such spaces shall comply with 4.6.5. All such spaces may be grouped on one level of a parking structure

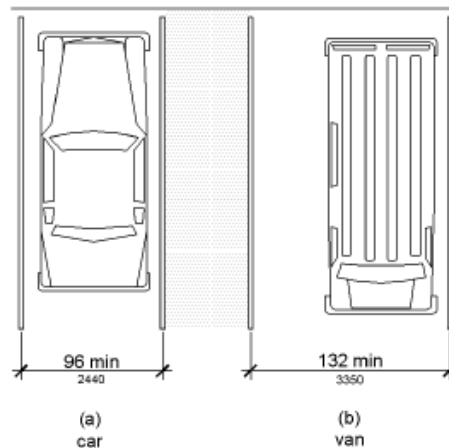
## IBC 2006:

### IBC 1106.5 Van spaces.

For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.

### ANSI 502.4.1 Location.

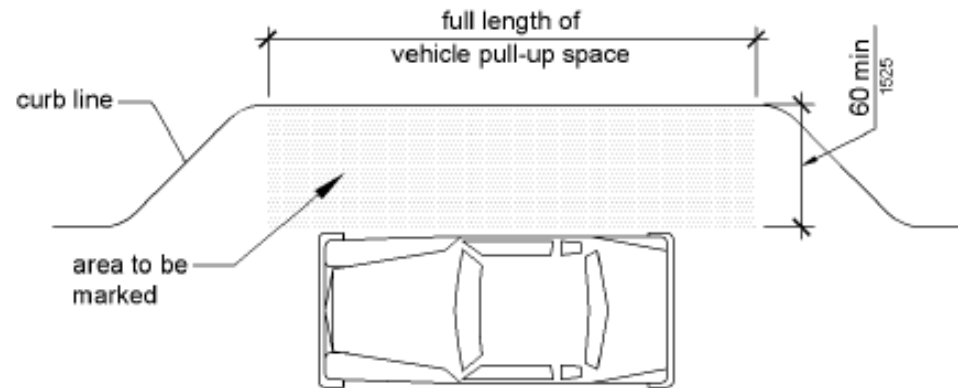
Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.



# Passenger Loading Zones

**TAS:**  
**No Current Requirement**

**IBC 2006:**  
**IBC 1106.7.1 Continuous Loading Zones**  
Where passenger loading zones are provided, one passenger loading zone in every continuous 100 linear feet (30.4 m) maximum of loading zone space shall be accessible.



# Assembly: Unisex Toilet Room

## **TAS:**

### **TAS 4.1.3(19)\* Assembly Areas .**

*(c) Assembly areas shall also be provided with one unisex toilet room for each instance where the total fixture count (water closets and urinals) in a set of men and women's toilet rooms exceeds 20 fixtures. The unisex toilet room shall comply with 4.22 and shall be located adjacent to the men and women's toilet rooms which are used to determine that the unisex toilet room is required.*

## **IBC 2006:**

### **IBC 1109.2.1 Unisex toilet and bathing rooms**

In assembly and mercantile occupancies, an accessible unisex toilet room shall be provided where an aggregate six or more male and female water closets are required. In buildings of mixed occupancy, only those water closets required for the assembly or mercantile occupancy shall be used to determine the unisex toilet room requirements. In recreational facilities where separate sex bathing rooms are provided an accessible unisex bathing room shall be provided.

# Assembly: Accessible Spaces

TAS 4.1.3 (19) Table 4		IBC Table 1108.2.2.1 Accessible Wheelchair Spaces	
Capacity of Seating in Assembly Area	Number of Required Wheelchair Locations	Capacity of Seating in Assembly Areas	Minimum Required Number or Wheelchair Spaces
4 to 25	1	4 to 25	1
26 to 50	2	26 to 50	2
51 to 300	4	51 to 150	4
		151 to 300	5
301 to 500	6	301 to 500	6
over 500	6 plus 1 additional space for each total seating capacity increase of 100	501 to 5000	6, plus 1 for each 150, or fraction thereof, between 501 through 5000
		5001 and over	36, plus 1 for each 200, or fraction thereof, over 5000

# Wheelchair Space Dispersion

## TAS:

### 4.33.3\* Placement of Wheelchair Locations.

Wheelchair areas shall be an integral part of any fixed seating plan and shall be dispersed so as to provide people with physical disabilities a choice of admission prices and lines of sight comparable to those for *other* members of the audience. They shall adjoin an accessible route that also serves as a means of egress in case of emergency. At least one companion fixed seat shall be provided next to (*shoulder-to-shoulder*) each wheelchair seating space. Readily removable seats may be installed in wheelchair spaces when the spaces are not required to accommodate wheelchair users.

## IBC 2006:

### ANSI 802.10 Wheel Chair Dispersion

Wheelchair spaces shall be dispersed to the minimum number of locations in accordance with Table 802.10.

Wheelchair space locations shall be dispersed in accordance with Sections 802.10.1, 802.10.2 and 802.10.3...

**Table 802.10**  
**Wheelchair Space Dispersion**

Total seating in Assembly Areas	Minimum required number of wheelchair spaces
Up to 150	1
151 to 500	2
501 to 1000	3
1001 to 5,000	3, plus 1 additional space for each 1,000 seats or portions thereof above 1,000
5,001 and over	7, plus 1 additional space for each 2,000 seats or portions thereof above 5,000

# Employee Work Areas

## **TAS:**

### **68.30. Exemptions.**

#### *(9) Specific Employee Work Areas.*

Employee work areas, or portions of employee work areas, that are less than 300 square feet (28m<sup>2</sup>) in area and elevated 7 inches (180 mm) or more above the ground or finish floor where the elevation is essential to the function of the spaces; and dumpster pads/enclosures that are accessed exclusively by employees;

## **IBC 2006:**

### **IBC 1103.2.3 Employee Work Areas.**

Spaces and elements within employee work areas shall only be required to comply with Sections 907.9.1.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, that are less than 150 square feet (14 m<sup>2</sup>) and elevated 7 inches (178 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall be exempt from all requirements.

# Accessible Route Slope

## **TAS:**

**4.3.7 Slope.** An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

## **IBC 2006:**

### **ANSI 403.3 Slope.**

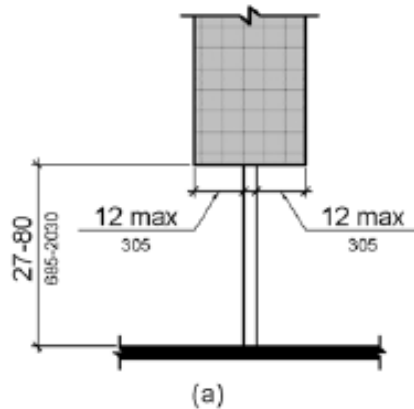
The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

# Protruding Objects

## TAS:

### TAS 4.4.1 General

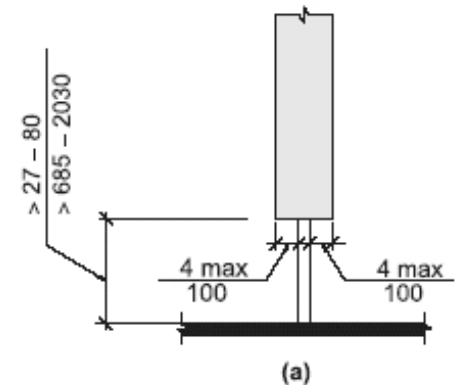
...Free-standing objects mounted on posts or pylons may overhang 12 in (305 mm) maximum from 27 in to 80 in (685 mm to 2030 mm) above the ground or finished floor.



## IBC 2006:

### ANSI 307.3 Post Mounted Objects.

Objects on posts or pylons shall be permitted to overhang 4 inches maximum where more than 27 inches and not more than 80 inches above the floor.

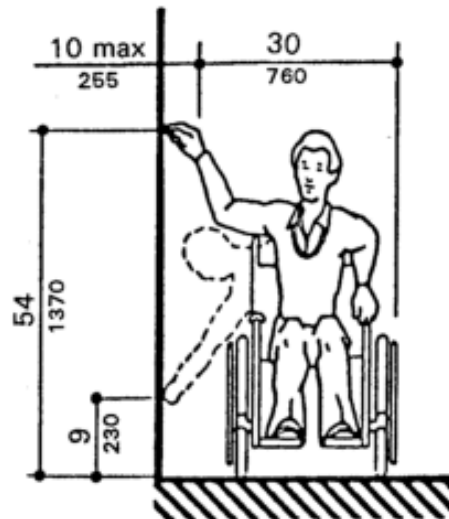


# Side Reach for Wheel Chairs

**TAS:**

## **4.2.6\* Side Reach.**

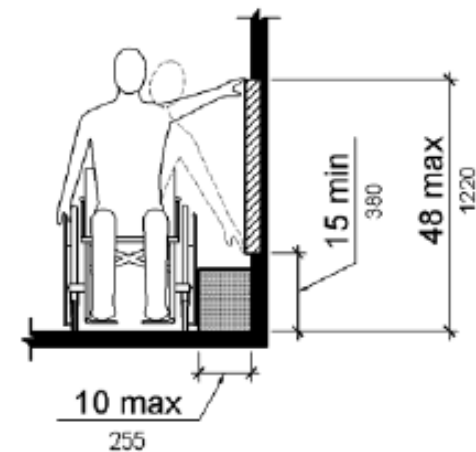
If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 in (1370 mm) and the low side reach shall be no less than 9 in (230 mm) above the floor (Fig. 6(a) and 6(b)). If the side reach is over an obstruction, the reach and clearances shall be as shown in Fig. 6(c).



**IBC 2006:**

## **ANSI 308.3.1 Unobstructed.**

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

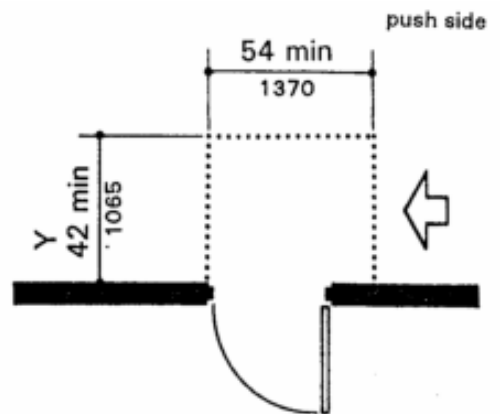


# Maneuvering Clearances at Doors

TAS:

## 4.13.6 Maneuvering Clearances at Doors.

Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Fig. 25.



NOTE: Y = 48 in (1220 mm) minimum if door has both a latch and closer

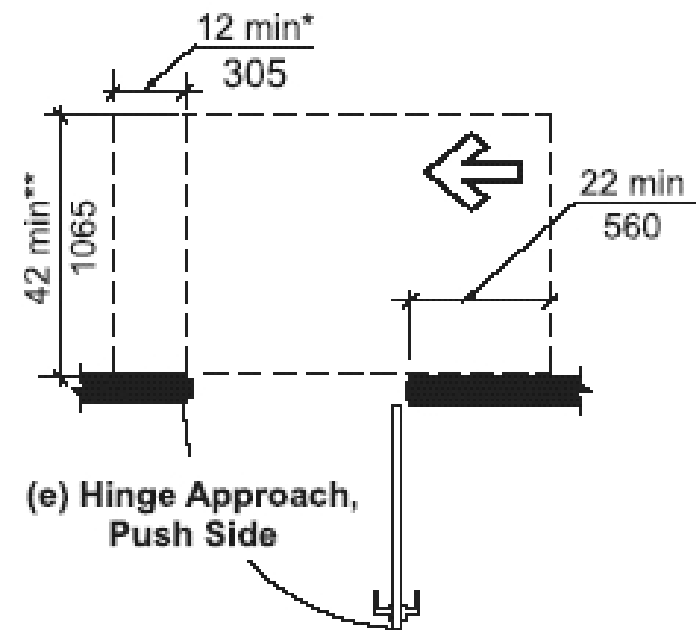
IBC 2006:

## ANSI 404.2.4.1 Swinging Doors and Gates.

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

\* If both closer and latch are provided

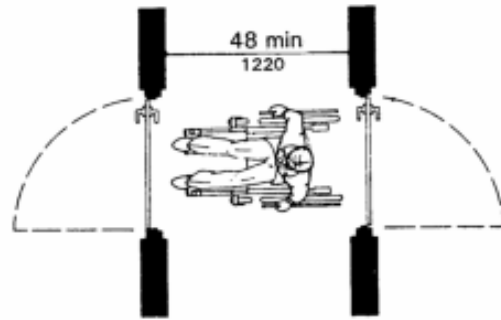
\*\* 48 min (1220) if both closer and latch provided



# Doors in Series

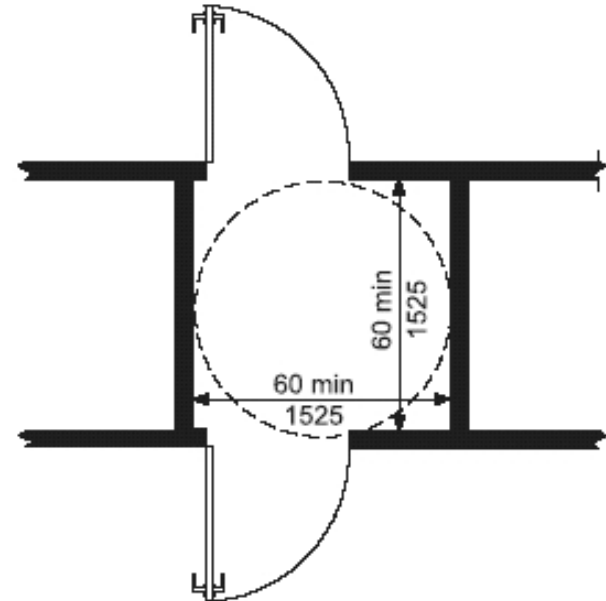
## TAS:

**4.13.7 Two Doors in Series.** The minimum space between two hinged or pivoted doors in series shall be 48 in (1220 mm) plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors (see Fig. 26).



## IBC 2006:

**ANSI 404.2.5 Two Doors in Series.** Distance between two hinged or pivoted doors in series shall be 48 inches (1220 mm) minimum plus the width of any door swinging into the space. The space between the doors shall provide a turning space complying with Section 304. .

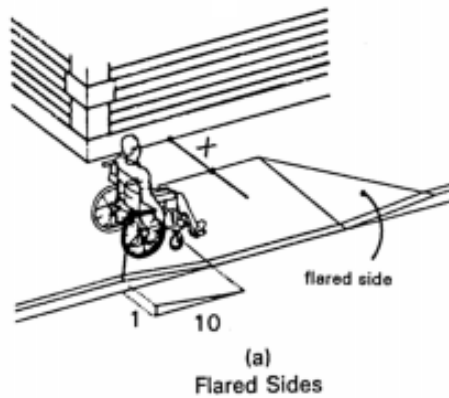


(a)

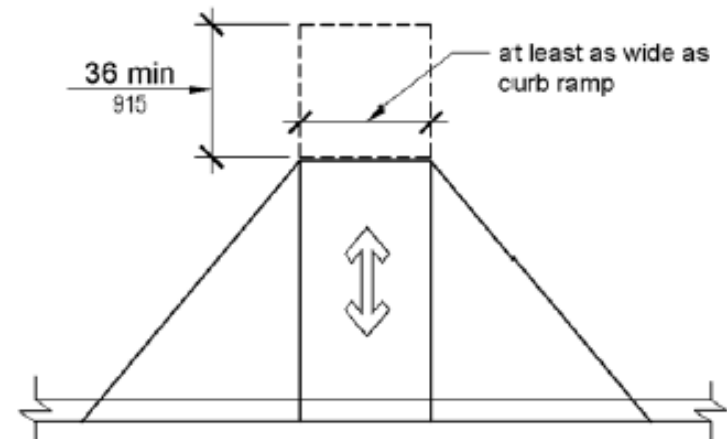
# Curb Ramp Landing

**TAS:**  
**No Requirement.**

**IBC 2006:**  
**ANSI 406.7 Landings.**  
Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.



If X is less than 48 in, then the slope of the flared side shall not exceed 1:12.

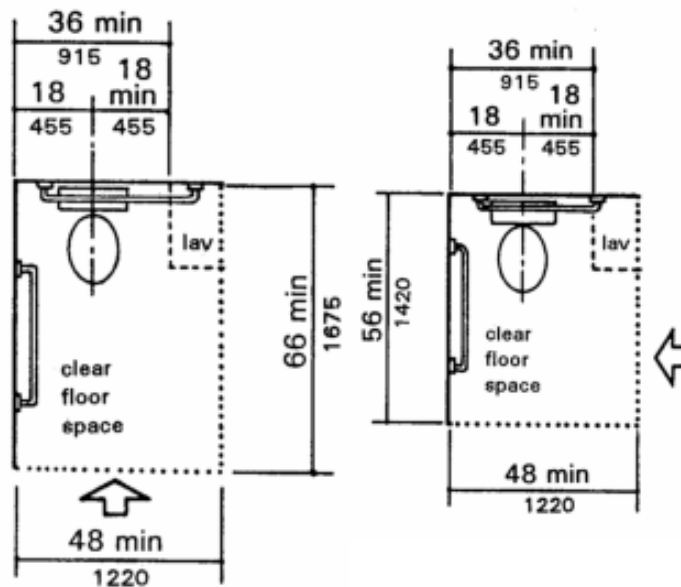


# Water Closet Clearance

## TAS:

### 4.16.2 Clear Floor Space.

Clear floor space for water closets not in stalls shall comply with Fig. 28. Clear floor space may be arranged to allow either a left-handed or right-handed approach.



## IBC 2006:

### ANSI 604.3.1 Size.

Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

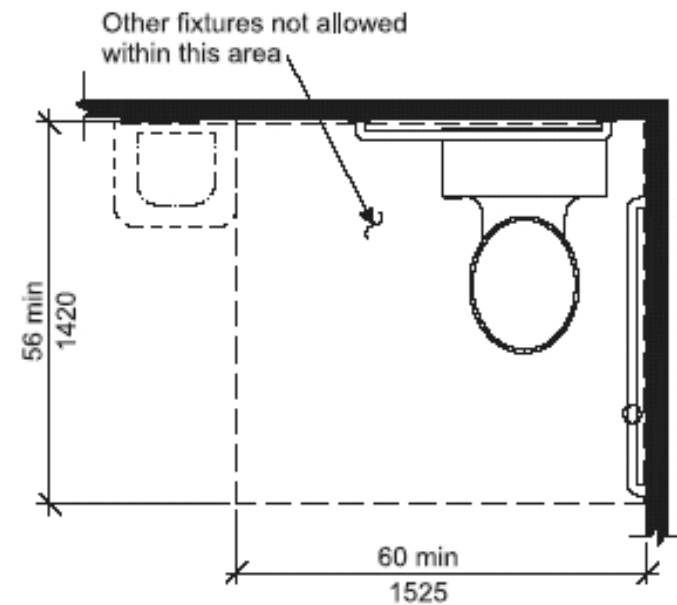


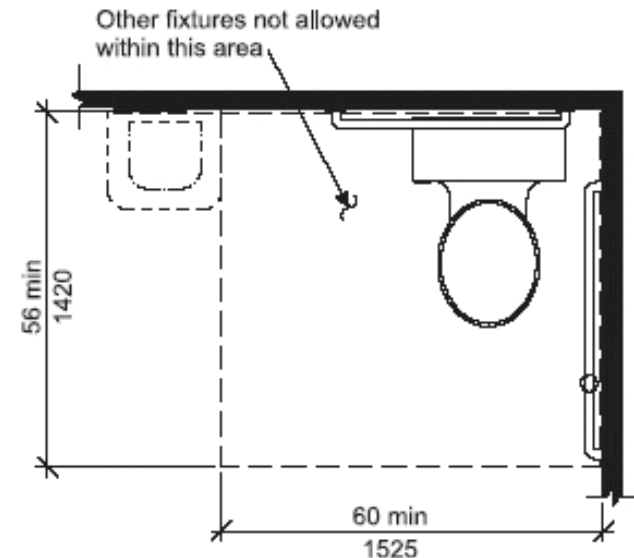
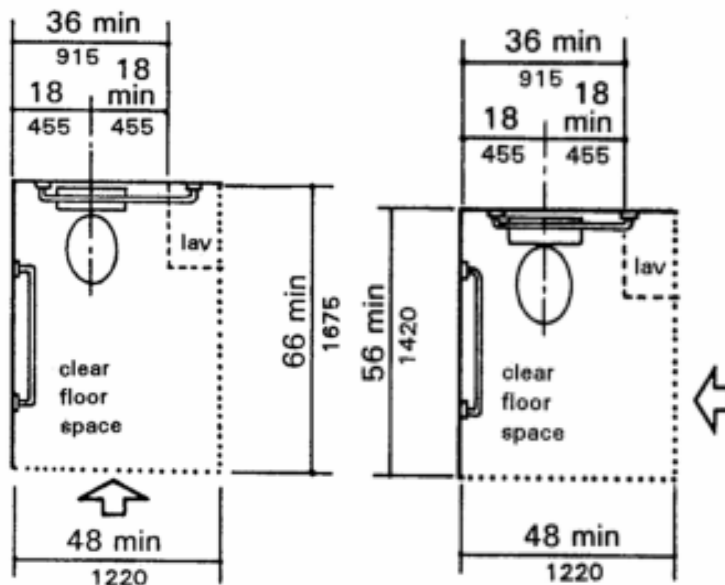
Fig. 604.3  
Size of Clearance for Water Closet

# Water Closet Clearance Overlap

**TAS:**  
**No Requirement**

**IBC 2006:**  
**ANSI 604.3.2 Overlap.**

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor space at other fixtures and the turning space. No other fixtures or obstructions shall be within the required water closet clearance.

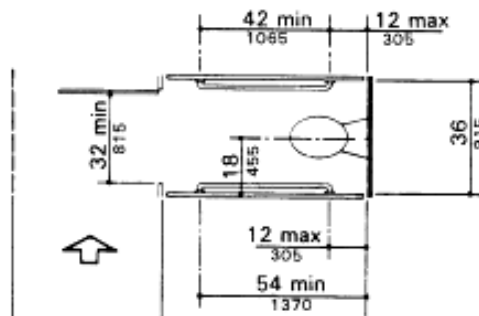


**Fig. 604.3**  
**Size of Clearance for Water Closet**

# Ambulatory Accessible Compartment

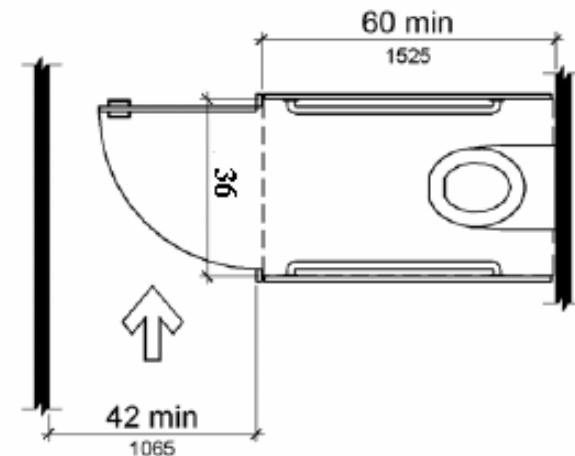
## TAS:

**4.22.4 Water Closets.** If toilet stalls are provided, then at least one shall be a standard toilet stall complying with 4.17; where 6 or more stalls are provided, in addition to the stall complying with 4.17.3, at least one stall 36 in (915 mm) wide with an outward swinging, self-closing door and parallel grab bars complying with Fig. 30(d) and 4.26 shall be provided. Water closets in such stalls shall comply with 4.16. If water closets are not in stalls, then at least one shall comply with 4.16.



## IBC 2006:

**ANSI 604.9.2 Size.** The minimum area of an ambulatory accessible compartment shall be 60 inches minimum in depth and 36 inches in width.





# Sinks & Lavatories

**TAS:**

**No requirement.**

**IBC 2006:**

**IBC 1109.3 Sinks.**

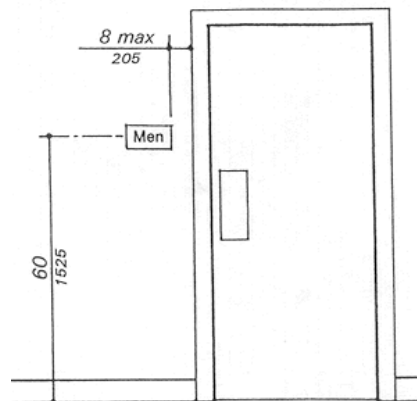
Where sinks are provided, at least 5 percent, but not less than one, Provided in accessible spaces shall comply with ICC A117.1

# Signage

## TAS:

### 4.30.6 Mounting Location and Height.

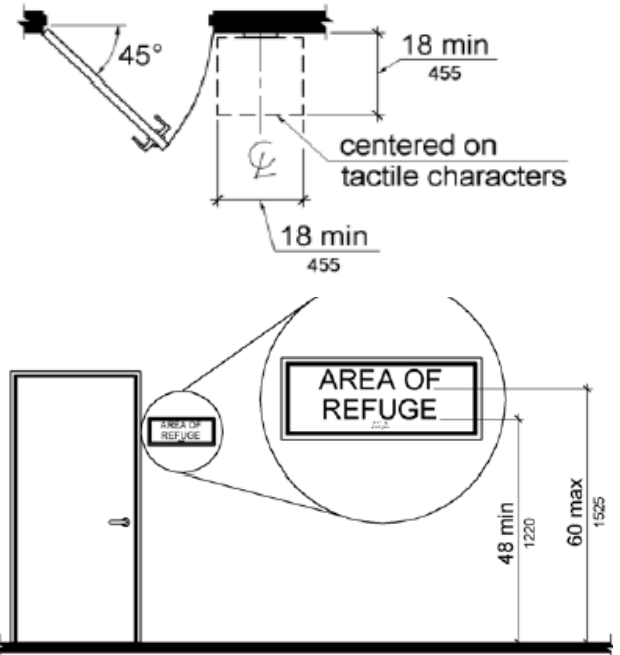
Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60 in (1525 mm) above the finish floor to the centerline of the sign. Mounting location for such signage shall be so that a person may approach within 3 in (76 mm) of signage without encountering protruding objects or standing within the swing of a door (see Fig. 43(e)).



## IBC 2006:

### 703.3.10 Height

Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.



# Questions?

Next: Architect's Responsibility

# Architect's Responsibility

**68.50. Submission of Construction Documents.** *(New rule section effective November 5, 2001, 26 TexReg 8807; amended effective February 1, 2005, 30 TexReg 382; amended effective March 1, 2007, 32 TexReg 884)*

(a) An architect, interior designer, landscape architect, or engineer with overall responsibility for the design of a building or facility subject to §469.101 of the Act, shall mail, ship, or hand-deliver the construction documents along with a Proof of Submission form to the department, a registered accessibility specialist, or a contract provider not later than the fifth day after the plans and specifications are issued. In computing time under this subsection, a Saturday, Sunday or legal holiday is not included.

Questions?