

PIKES PEAK REGIONAL BUILDING DEPARTMENT

POLICY:

Policy effective October 16, 2017

ACCESSIBILITY PLAN REQUIRED FOR ALL GROUP R OCCUPANCIES AND TOWNHOUSES.

RBD106.1 – Construction Documents General Requirements

POLICY:

An accessibility plan must be provided for all Group R occupancies constructed out of the IBC and Townhouses construction 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 to include the following:
 - GROUP R: Building addresses to include individual unit numbers for all Accessible and Type A units, which units on the site will be accessible, and the level of accessibility per unit (Accessible, Type A, Type B, etc.)
 - TOWNHOUSES: Building addresses to include lot numbers, which units on the site will be accessible, and the 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. Hall 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.