

AIBD 9 - R322 Accessibility (11896)

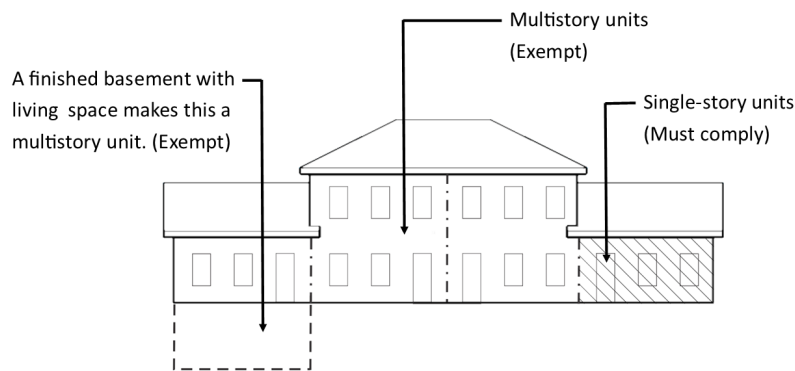
IRC: R322.1, SECTION 202 (New)

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2024 International Residential Code

R322.1 Dwelling units or sleeping units. Where there are four or more dwelling *units* or *sleeping units* in a single structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3 shall apply.

Exceptions: 1. Owner-occupied lodging houses with five or fewer guestrooms are not required to be accessible. 2. A multistory unit that is not provided with elevator service is not required to comply with this section. FIGURE R322.1



Add new definition as follows:

MULTISTORY UNIT. A dwelling unit or sleeping unit with habitable space located on more than one story.

Reason: To ensure alignment between the IRC and IBC, including a multistory unit definition in R202 and an exemption for multistory units in R322 will address all applicable scenarios covered in the scope of the IRC.

This change will improve constancy and provide clarity between the IRC and IBC.

An accompanying illustration is intended to visually assist building officials, building designers, and builders in identifying which units qualify for the exception.

The IRC applies to detached one- and two-family dwellings and townhouses, which consist of townhouse units and are defined as single-family dwellings within a townhouse—a building containing three or more attached units.

Section R322 of the IRC specifies that if a single structure contains four or more dwelling units (each defined as a self-contained unit with independent living facilities for one or more people) or sleeping units, the requirements of Chapter 11 in the IBC for Group R-3 are to be applied.

However, chapter 11 of the IBC excludes **multistory dwelling units and sleeping units** within Group R-3 buildings that lack elevator service.

This means that when four or more single-family dwelling units are grouped into one structure (i.e., a townhouse with limited configurations), and those units are multistory without elevator access, they are exempt from being designated as accessible units.

Bibliography: International Building Code, International Code Council, published 2024, 1108.7.2.

1108.7.2 Multistory units. A multistory dwelling unit or sleeping unit that is not provided with elevator service is not required to be a Type B unit.

Fair Housing Act Design Manual, U.S. Department of Housing and Urban Development, Published August 1996, revised April 1998, page 7.

DWELLINGS COVERED BY THE DESIGN REQUIREMENTS

The design requirements apply to buildings built for first occupancy after March 13, 1991, which fall under the definition of “covered multifamily dwellings.” Covered multifamily dwellings are:

- 1. all dwelling units in buildings containing four or more dwelling units if such buildings have one or more elevators, and*
- 2. all ground floor dwelling units in other buildings containing four or more units.*

To be a covered unit, all of the finished living space must be on the same floor, that is, be a single-story unit, such as single-story townhouses, villas, or patio apartments.

Multistory dwelling units are not covered by the Guidelines except when they are located in buildings which have one or more elevators, in which case, the primary entry level is covered.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

There is no impact on the cost of construction. The proposed change aims to enhance clarity by explicitly incorporating an exemption already outlined in the International Building Code (IBC).