



THE CODE ADVISOR

Approved Code
Services, Inc.
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Professional Assistance in the Building Codes for Architects,
Engineers and Contractors

Question of the Month

From the "Quick Code Answers"
Telephone Support records.

Quick Code Answers is an annual subscription service that provides Phone & On-site technical support for your Building Code questions. **Call us to subscribe!**

Q: Where must I provide Lavatories with Enhanced Reach Range as described in **A117.1 Sec 606.5** ?

A: The Enhanced Reach Range Lavatory is a design option. It is used when providing for individuals with extremely limited mobility. It is not currently required by the IBC.

This question comes to me in different forms. The Enhanced Reach Range Lavatory is a new criteria found in the ICC/ANSI A117.1-2003 technical accessibility standard. The A117.1 is a referenced standard of the IBC2006. It is important to understand that the IBC determines **Where and When** accessibility features must be provided in a building. The A117.1 dictates **How** that feature must be constructed. Here is where it gets confusing. Not all the features described in the **A117.1** are required by the IBC. Some of the information is included for other codes to reference or for when designers choose to include it in their design – much like the appendix section in each of the I-codes.

Code Tip

A common mistake occurs in the design or installation of an accessible restroom sink counter. The maximum height for this item is 34 inches AFF to the highest feature. The problem often comes when the counter is placed at 34" and the sink bowl rim measures at 34.5". MANY sink counters have been torn out and remounted for this ½ inch error in the last year! The code (A117.1 Sec 606.3) only gives a maximum dimension in this case. The minimum height is dependant on providing the 27 inches of knee clearance required in Section 306.3. Taking into account construction tolerances, it would seem practical to design and mount these sink counters an inch or so from the maximum dimension. Taken from our : **De-Coding the Accessibility Code Seminar**.

Current Events

PA L&I recently issued an advisory concerning **Sprinkler System Shop Drawings**. It states, "There has been some confusion regarding whether "shop drawings" (submitted either at the time of initial plan approval or as part of a deferred submission) must be signed and sealed by a Pennsylvania-licensed design professional. They do not need to be. The basis for this answer is as follows: ..." You can read the complete advisory, including the technical justification, at the L&I website www.dli.state.pa.us/ . Choose the **Building Code** quick link and then **Local Enforcement: Advisories**.

Client Highlight

PEKALA Architecture & Design

Richard Andrew Gribble, AIA, Principal

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Harrisburg, PA 17102

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Distinctive Residential and Light Commercial Designs

Here are several notable features in the **A117.1** that are not yet referenced by the IBC:

(This is not an exhaustive list.)

406.13 Detectable Warnings at Curb Ramps.

504 Stairways

604.10 Water Closets and Toilet Compartments for Children's Use

606.5 Lavatories with Enhanced Reach Range

703.7 Remote Infrared Audible Sign (RIAS)

902.4 Dining Surfaces and Work Surfaces for Children's Use



Approved Code Product Highlight

Existing Building Code Evaluation

Architects, building owners and developers can save valuable time and resources by having a Building Code Evaluation of their modification plans. Application of the IBC (and especially the accessibility provisions) to existing buildings can be a complex process. There are often several options that will satisfy the code requirements. Choosing the most efficient option can make a significant difference in the material cost and time frame of a project.

Information is power. Having the answers to the questions before they are asked can tip the balance in important client interactions and drastically reduce the time spent in the permit approval process.

We work with you, using computer-based tools and our broad experience to evaluate your project and create a custom evaluation report.

We have helped many designers and developers find the most efficient design option for their projects.

Call us to discuss your existing building plans!



Recommended Resources

DeWALT Plumbing Code Reference

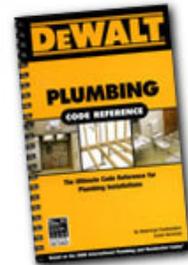
Based on the 2006 International Plumbing Code® (IPC) and the 2006 International Residential Code® (IRC), The DEWALT Plumbing Code Reference is a must-have resource for anyone working with plumbing systems. It illustrates hundreds of the most common code requirements, violations and installation concerns providing the critical information needed to get the job done right—the first time.

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Got Code Questions?



Maybe something that has been inspected and passed on one job and failed on the next?

Or maybe you are just wondering about the reason for a certain code.

Submit your code question to code_question@ApprovedCode.com

Be sure to include a daytime telephone number in case we need more information.

We will respond to your question by e-mail or phone as soon as possible.

APPROVED Code Services, Inc. provides building code support services, training and products to assist design professionals and builders in the proper application of the building code. Our staff is experienced and fully certified in all areas of the Pennsylvania State Building Code, both residential and commercial. Information provided in this newsletter is believed to be accurate and appropriate for the situation being presented. All information must be cross checked with a code book for suitability to the application. The local building code official and the appeals board have the final authority for interpreting the code in each jurisdiction.



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