

1341.0030 IEBC SECTION 305, ACCESSIBILITY FOR EXISTING BUILDINGS.

Subpart 1. **IEBC section 305.1, Scope.** Section 305.1 is amended by adding a section to read as follows:

305.1.2 References to other International Code Council codes. References to the International Building Code in Section 305 means the Minnesota Accessibility Code, Minnesota Rules, part 1341.0011.

Subp. 2. **IEBC section 305.4.2, Complete change of occupancy.** Section 305.4.2 is amended to read as follows:

305.4.2 Complete change of occupancy. Where an entire building undergoes a change of occupancy, it shall comply with Section 305.4.1 and shall have all of the following accessible features:

1. Not fewer than one accessible building entrance.
2. Not fewer than one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with IBC Section 1111.
4. Accessible parking, where parking is being provided.
5. Not fewer than one accessible passenger loading zone, where loading zones are provided.
6. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.
7. Not fewer than one accessible family or assisted-use toilet room or bathing room, or one accessible male and one accessible female toilet room or bathing room, shall be located on an accessible route not more than one story above or one story below a floor without such facilities. At the inaccessible toilet and bathing rooms, directional signs indicating the location of the nearest family or assisted-use toilet room or bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility, and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, items 1 to 7 shall conform to the requirements to the maximum extent technically feasible.

Exception: The accessible features listed in items 1 to 7 are not required for an accessible route to Type B units.

Subp. 3. **IEBC section 305.7, Alterations affecting an area containing a primary function.** Section 305.7 is amended to read as follows:

305.7 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to or contains an area of primary function, the route to the primary function area

shall be accessible. The accessible route to the primary function area shall include toilet facilities, parking facilities, and drinking fountains serving the area of primary function.

Exceptions:

1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets, and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems, and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.
5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

Subp. 4. IEBC section 305.8, Scoping of alterations.

A. Section 305.8.2 is amended to read as follows:

305.8.2 Elevators. Altered elements of existing elevators shall comply with Minnesota Rules, chapter 1307, Minnesota Elevators and Related Devices, and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

B. Section 305.8.3 is amended to read as follows:

305.8.3 Platform lifts. Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with Minnesota Rules, chapter 1307, Minnesota Elevators and Related Devices, shall be permitted as a component of an accessible route. Standby power shall be provided where a platform lift provides the only accessible route from a space listed in IBC Section 1109.8.

C. Section 305.8.7 is amended to read as follows:

305.8.7 Type A dwelling or sleeping units. Where more than seven Group R-2 dwelling or sleeping units are being altered or added, the requirements of IBC Section 1107 for Type A units apply only to the quantity of the spaces being altered or added.

D. Section 305.10.1 is amended by adding subsections to read as follows:

305.8.10.1 Ambulatory compartment. In addition to the provisions of Section 305.8.10, an ambulatory compartment shall be provided within the existing toilet room or bathing room, unless technically infeasible.

305.8.10.2 Ambulatory compartment. Where it is technically infeasible to alter the existing toilet rooms and bathing rooms to be accessible or provide a family or assisted-use toilet

room or bathing room in compliance with Section 305.8.10, an ambulatory compartment with a minimum clear floor space of 48 inches in front of the water closet shall be provided in the existing toilet room or bathing room, unless technically infeasible.

E. Section 305.8.13, Fuel dispensers, is deleted in its entirety.

F. Section 305.8.15, Amusement rides, is deleted in its entirety.

G. Section 305.8, Scoping of alterations, is amended by adding a section to read:

305.8.16 Addition of pedestrian route. Where a pedestrian route is installed where none existed previously, an accessible route shall be provided.

H. Section 305.8, Scoping of alterations, is amended by adding a section and subsections to read as follows:

305.8.17 Assembly areas. Assembly areas shall comply with Sections 305.8.17.1 and 305.8.17.2.

305.8.17.1 Wheelchair seating. Where it is technically infeasible to disperse accessible seating throughout an altered assembly area, accessible seating areas shall be permitted to be clustered. Each accessible seating area shall provide for companion seating and shall be located on an accessible route.

305.8.17.2 Performance area. Where it is technically infeasible to alter all performing areas to be on an accessible route, at least one of each type of performing area shall be made accessible.

I. Section 305.8, Scoping of alterations, is amended by adding a section to read as follows:

305.8.18 Check-out aisles. Where check-out aisles are altered, at least one of each type of check-out aisle serving each function shall be made accessible until the number of accessible check-out aisles complies with IBC Section 1109.12.2.

J. Section 305.8, Scoping of alterations, is amended by adding a section to read as follows:

305.8.19 Parking restriping. Renewing existing parking striping shall be allowed. New striping, due to resurfacing, reconfiguration of parking spaces, or other reasons, shall provide accessible spaces as applicable in IBC Sections 1106.1 to 1106.7.

Statutory Authority: *MS s 326B.02*

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