NC Recreational Facilities Access Reqsmts
2012 NC Bldg Code/2009 ANSI A117.1
2010 ADA Standards
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Chief Accessibility Code Consultant
NC Dept of Insurance/OSFM

Applicable Codes

FEDERAL
- 2010 ADA Standards
  www.ada.gov

STATE
- 2012 NC Building Code
  - 2009 ANSI A117.1
  www.iccsafe.org

NCBC 1104.2
NCBC 1109.14.3
ANSI Ch. 11
RECREATIONAL FACILITIES

NC 6-Year Code Cycle

SCOPING DOCUMENT
2012 NCBC
- Based on 2009 IBC

‘HOW TO’ STANDARD
2009 ANSI A117.1

2018/9 NCBC
- Based on 2015/8 IBC

+2009 ANSI A117.1
**Construction**

- **New Construction**
  - Use 2012 NCBC Ch. 11 + 2009 ANSI A117.1
- **Alterations**
  - Use 2012 NCBC Ch. 34 + 2009 ANSI A117.1
  - NCBC 3411.6 Alterations references NCBC Ch. 11 + ANSI A117.1
- 1/1/2016 - 2012 NCBC Ch. 34 deleted - so may not be used
- On and After 1/1/2016
  - Use 2015 NC Existing Building Code
    - Level I, II or III Alterations
    - Requirements identical to 2012 NCBC Ch. 34 [incl. Ch. 11]
  - Use 2012 NC Rehab Code
    - Page 10 refers you back to NC Building Code

**Alterations – Restrooms**

- 2015 NC Existing Buildings Code – online Commentary
- **SECTION 503**
  - **ALTERATION—LEVEL I (Renovation)**
  - **SECTIONS 705**
    - **ACCESSIBILITY**
      - (Referenced in Section 503)
    - **Conformance:** The provisions for accessibility were moved to Level II Alteration work since they are not applicable in Level I Alteration work. Replacement of fixtures, removal of fixtures or other alteration of restrooms may constitute Level II Alteration work.

**Typical Scope of Work**

- Accessible route on site
  - NCBC 1104.1 – Off-site route
  - NCBC 1104.5 – Location
  - NCBC 1105.1 – Entrances
- Accessible route to area of sport activity
  - NCBC 1104.2 – On-site route between locations
- Facilities
  - NCBC 1105.14.3 Require.
  - NCBC 1105.14.4 Exceptions
- Supporting facilities
  - NCBC 1109 – Restrooms
- Egress from the site
  - NCBC 1007.2 – Level of exit discharge
NCBC 1109.14

1109.14 Recreational and sports facilities. Recreational and sports facilities shall be provided with accessible features in accordance with Sections 1108.14.1 through 1108.14.4.

1109.14.1 Other occupancies. All recreational and sports facilities not falling within the preview of Section 1108.14.1 or 1108.14.2 shall be accessible.

Specific Requirements

- 1101.2.2 Area of Sport Activity. Areas of sport activity shall be served by an accessible route and shall not be required to be accessible except as provided in Chapter 11.
  - 1102 Amusement Rides
  - 1103 Recreational Boating Facilities
  - 1104 Exercise Machines and Equipment
  - 1105 Fishing Piers and Platforms
  - 1106 Golf Facilities
  - 1107 miniature Golf Facilities
  - 1108 Play Areas
  - 1109 Swimming Pools, Hot Tubs and Spas
  - 1110 Shooting Facilities with Firing Positions
Disc Golf
- Access from parking to area of sport activity only
- Check-in location – accessible

Zip Lines
- Access from parking to area of sport activity only
- Towers comply with Building Code

Parks
- On-Site Access
  - Vehicular (NCBC 1104.2: from parking area)
  - Pedestrian (NCBC 1104.2: from neighborhood or park)
- Access to
  - Both sides of courts
  - Picnic areas
Greenways
- Review both
  - Access
  - Egress

Trails
- Review both
  - Access
  - Egress
- Surface material
  - Pervious
  - Impervious
- Informational signage

Signage
- ANSI 703 Signs
  - Directional/Informational
  - Pictograms
- ANSI Table
  703.2.4 Visual Character Ht
Surface

Trail Surface Materials

- From US Access Board’s
  Natural Trail Surfaces Study; Final Report, March 25, 2014
- Acceptable surface materials
  1. Concrete
  2. Asphalt
  3. ¾” minus limestone
  4. Sta-Lok
  5. Stabilizer

NC Trails and Greenways per Outdoor Area Guidelines (Fed.)

Effective Date - ABA

November 25, 2013

Newly constructed or altered trails, picnic & camping facilities, viewing areas, and beach access routes

Stabilizer

Sta-Lok

¾" minus limestone
Trail Requirements

**Trails**
- Pedestrian route developed primarily for outdoor recreational purposes
- Newly constructed/alterred trail directly connected to a trailhead or another trail that substantially complies with guidelines
- Conditional exceptions permitted – new and altered
- Shared use paths addressed in separate rulemaking for public rights of way

Technical Requirements

**Trail Technical Requirements**

<table>
<thead>
<tr>
<th>Measurement</th>
<th>Requirement</th>
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<tbody>
<tr>
<td>Rise</td>
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<tr>
<td>Rise per foot</td>
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<tr>
<td>Grade</td>
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<tr>
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<tr>
<td>Leveling</td>
<td>1.0%</td>
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<tr>
<td>Grade</td>
<td>5%</td>
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</tbody>
</table>

Conditional Exceptions

**Conditional exceptions**
- Apply on a provision-by-provision basis
- Where full compliance with a technical provision is not possible because of the limitations and constraints included in the conditional exceptions...
  - "extent practicable"
Conditional Exceptions

Use of Cond. for Exceptions

NC Swimming Pools
Pool Access Requirements

- Pools <300 linear ft around, either:
  - 1109.2 pool lift
  - 1109.3 sloped entry

- Pools >300 linear ft around, minimum 2:
  - 1109.2 pool lift
  - 1109.3 sloped entry
  - 1109.4 transfer wall
  - 1109.5 transfer system
  - 1109.6 pool stairs

Approved BCC Code Change

- BCC Change, adopted at Sept 2015 meeting:
  - 1109.14 Recreational and sports facilities. Recreational and sports facilities shall be provided with accessible features in accordance with Sections 1109.14.1 through 1109.14.4.

Exception: Pools for apart or multiple Group R-2 and Group R-3 occupancy buildings intended for residents only.

What Will the Code Change Mean?

APARTMENTS, CONDOMINIUMS, SUBDIVISIONS

- become a PUBLIC ACCOMMODATION - and the pool(s) are required to comply - when any of the following is allowed to or for someone outside the HOA membership
  - Membership is sold to the pool
  - Classes held at the pool/clubhouse
  - Rental of the pool(s)
  - Rental of the spa
  - Rental of the clubhouse
When Can Be Used

- Once the proposal is approved by the Rules Review Commission, the revised language may be used:
  - On 1st of Jan of following year – in this case, Jan 1, 2017 (based on RRC approval date)
  - As an alternate method of construction prior to the effective date (must request)

NC Admin Code 102.5 - USE prior to EFFECTIVE DATE

Until Approval is Finalized...

- New pool permits or alterations to existing pools received before that date will be required to comply with
  - NCBC 1109.14 Recreational Facilities
  - ANSI 1109.2 Swimming Pools, Hot Tubs and Spas

Questions

- For further questions:
  - PHONE 919-661-5880 x 247
  - FAX 919-662-4414
  - E-MAIL Laurel.Wright@ncdoi.gov

- On the e-mail, please include:
  - your name
  - who you are with
  - phone number
  - project the e-mail is about
  - sign up for AU newsletter

Reference

On-line aids at www.ncdoi.com
- OSFM
- Engineering and Codes
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