GENERAL REQUIREMENTS

1. Public- and common-use areas or elements serving hotels, motels, or other transient lodging shall be accessible. 

CBC 11B-206.2.4

2. In transient lodging facilities, identify guest rooms or suites as required per CBC Table 11B-224.2 with disabled access meeting items 5 through 9:

Exception: Where guest rooms or suites altered or added, CBC Table 11B-224.2 shall apply only to total guest rooms altered or added until overall number of guest rooms complies with minimum number required for new construction

Exception: Facilities subject to same permit application on common site each having 50 or fewer guest rooms or suites may be combined when applying CBC Table 11B-224.2

Exception: Facilities with more than 50 guest rooms or suites shall be treated separately when applying CBC Table 11B-224.2

<table>
<thead>
<tr>
<th>TOTAL NUMBER OF GUEST ROOMS PROVIDED</th>
<th>MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS</th>
<th>MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS</th>
<th>TOTAL NUMBER OF REQUIRED ROOMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 25</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2 to 50</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>5 to 75</td>
<td>3</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>7 to 100</td>
<td>4</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>10 to 150</td>
<td>5</td>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td>15 to 200</td>
<td>6</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>20 to 300</td>
<td>7</td>
<td>3</td>
<td>10</td>
</tr>
<tr>
<td>30 to 400</td>
<td>8</td>
<td>4</td>
<td>12</td>
</tr>
<tr>
<td>40 to 500</td>
<td>9</td>
<td>4</td>
<td>13</td>
</tr>
<tr>
<td>501 to 1000</td>
<td>2 percent of total</td>
<td>1 percent of total</td>
<td>3 percent of total</td>
</tr>
<tr>
<td>1001 and over</td>
<td>20, plus 1 for each 100, or fraction thereof, over 1000</td>
<td>10, plus 1 for each 100, or fraction thereof, over 1000</td>
<td>30, plus 2 for each 100, or fraction thereof, over 1000</td>
</tr>
</tbody>
</table>

CBC 11B-224.1.1 and CBC 11B-224.2

3. In transient lodging facilities, identify guest rooms or suites per CBC Table 11B-224.4 with communication features per item 14.

Exception: Not more than 10% of guest rooms or suites provided to satisfy item 2 shall be used to satisfy item 3

<table>
<thead>
<tr>
<th>TOTAL NUMBER OF GUEST ROOMS PROVIDED</th>
<th>MINIMUM NUMBER OF REQUIRED GUEST ROOMS WITH COMMUNICATION FEATURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2 to 25</td>
<td>2</td>
</tr>
<tr>
<td>26 to 50</td>
<td>4</td>
</tr>
<tr>
<td>51 to 75</td>
<td>7</td>
</tr>
<tr>
<td>76 to 100</td>
<td>9</td>
</tr>
<tr>
<td>101 to 150</td>
<td>12</td>
</tr>
<tr>
<td>151 to 200</td>
<td>14</td>
</tr>
<tr>
<td>201 to 300</td>
<td>17</td>
</tr>
<tr>
<td>301 to 400</td>
<td>20</td>
</tr>
<tr>
<td>401 to 500</td>
<td>22</td>
</tr>
<tr>
<td>501 to 1000</td>
<td>5 percent of total</td>
</tr>
<tr>
<td>1001 and over</td>
<td>30, plus 3 for each 100, or fraction thereof, over 1000</td>
</tr>
</tbody>
</table>

CBC 11B-224.4 and CBC 11B-806.3
4. Guest rooms or suites provided to meet items 2 and/or 3 shall be dispersed among available classes of sleeping accommodations to provide range of room sizes, costs, and amenities comparable to choices provided to other guests.

   **Exception:** Where minimum number of guest rooms or suites required to comply with items 2 and 3 is not sufficient to allow complete dispersion, guest rooms or suites shall be dispersed in the following priority:
   - Guest room or suite type
   - Number of beds
   - Amenities

   CBC 11B-224.1.3 and CBC 11B-224.5

**GUEST ROOMS AND SUITES**

5. In guest rooms or suites provided to satisfy item 2, the following shall be accessible and on an accessible route:
   - Living areas
   - Dining areas
   - At least one sleeping area per item 8
   - At least one bathroom per item 9
   - Patios, terraces, balconies, and other exterior spaces serving guest room or suite
   - Closets and other storage space

   CBC 11B-806.2

6. Doors into and within guest rooms and suites shall comply with the following:
   - For doors into and within accessible guest rooms and suites, all requirements of accessibility correction list 6B shall apply
   - For doors into and within all other guest rooms and suites, only the door width and height requirements of accessibility correction list 6B shall apply
   
   **Exception:** Bathroom door requirements per item 10
   
   **Exception:** Shower and sauna doors

   CBC 11B-206.5.3 and CBC 11B-224.1.2

7. Dimension level wheelchair turning space complying with one of the following within rooms and spaces of guest room or suite:
   - Minimum 60-inch-diameter and may include complying knee and toe clearance
   - T-shaped space per CBC 11B-304.3.2

   CBC 11B-304 and CBC 11B-806.2.6

8. Detail sleeping areas provided to satisfy item 5 to comply with the following:
   - Dimension minimum 36-inch-by-48-inch clear floor space – positioned for parallel approach to side of bed – on both sides of bed
   
   **Exception:** Where single minimum 30-inch-by-48-inch clear floor space – positioned for parallel approach – provided between two beds, clear floor space not required on both sides of bed

   - Specify clear space beneath bed per the following for use of personal lift device:
     - Extending beneath bed parallel to long side and maximum 12 inches from head and foot end of bed
     - Minimum 30-inch horizontal and 7-inch vertical clearance
     - Adjacent to accessible route

   CBC 11B-806.2.3

9. Detail bathrooms provided to satisfy item 5 to comply with the following:
   - Doors per accessibility correction list 6B with no encroachment into required clear floor space for any fixture
   - At least one toilet per accessibility correction list 9B
   - At least one lavatory per accessibility correction list 9B
   - At least one shower per accessibility correction list 10B
   
   **Exception:** At least one bathtub per accessibility correction list 10B acceptable at guest rooms or suites not requiring roll-in showers to satisfy item 2

   - Vanity counter space and other amenities similar to that provided in non-accessible guest rooms or suites

   CBC 11B-806.2.4

10. Within hotel and motel guest rooms and suites **beyond those addressed by item 9**, bathroom configuration shall comply with the following:
    - All fixtures situated to allow person using 30-inch by 48-inch wheelchair to touch wheelchair to any provided lavatory, urinal, water closet, bathtub, sauna, shower stall, or similar installation
    - All bathroom entrance doors per the following:
      - Minimum 32-inch clear opening width
      - Either sliding doors or doors swinging in direction of egress from bathroom

   CBC 11B-213.2, CBC 11B-224.1.2, CBC 11B-224.1.6, and CBC 11B-603.6
11. Dimension clearances at any kitchens per the following:
   Exception: Spaces that do not provide a cooktop or conventional range
   Exception: Commercial kitchens shall comply with clearance requirements of accessibility correction list 5B
   - In pass-through kitchens – i.e., minimum two entries – per CBC Figure 11B-804.2.1
   - U-shaped kitchens per CBC Figure 11B-804.2.2

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CBC 11B-804.2
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12. Specify any kitchen appliances provided shall comply with the following:
   - Minimum 30-inch-by-48-inch clear floor space provided at each appliance
   - Operable parts of appliances within CBC 11B-308 reach ranges
     Exception: Bottom-hinged appliance doors in the open position
   - Appliances operable with maximum 5 pounds of force
     Exception: Appliance doors and door-latching devices
   - Appliances operable with one hand and without tight grasping, pinching, or twisting of wrist
     Exception: Appliance doors and door-latching devices

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CBC 11B-309 and CBC 11B-804.6
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13. Specify the following for individual kitchen appliances provided:
   - Dishwashers:
     - Required clear floor space positioned adjacent to dishwasher door
     - Dishwasher door in open position does not obstruct required clear floor space for dishwasher or sink
   - Ranges or cooktops:
     - Where forward approach provided, clear floor space shall include knee clearance per CBC 11B-306.3 and toe clearance per CBC 11B-306.2
     - Where knee and toe clearance provided, underside of range of cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock
     - Location of controls shall not require reaching across burners
   - Ovens:
     - Side-hinged ovens shall have minimum 30-inch-wide work surface adjacent to latch side of oven door
     - Bottom-hinged ovens shall have minimum 30-inch-wide work surface adjacent to one side of oven door
     - Controls located on front panels of oven
   - Refrigerators and freezers:
     - Combination refrigerators and freezers shall have at least 50% of freezer space maximum 54 inches above finished floor
     - Clear floor space position for parallel approach to space dedicated to refrigerator/freezer with centerline of clear floor place offset maximum 24 inches from centerline of dedicated space

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CBC 11B-804.6
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14. Specify the following in hotel and motel guest rooms and suites with communication features provided to satisfy item 3:
   - Visible and audible alarms per accessibility correction list 13B
   - Visible notification devices alerting occupants of incoming phone calls and door knocks or bells
   - Permanently installed telephones per the following:
     - Volume controls per accessibility correction list 12B
     - Accessible electrical outlet within 48 inches of telephone connection to facilitate use of TTY

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CBC 11B-309, CBC 11B-702, CBC 11B-704.3, and CBC 11B-806.3
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ASSOCIATED AMENITIES AND FACILITIES

15. Any restaurant facilities shall comply with corresponding requirements of accessibility correction list 14B\textsuperscript{1} \hspace{1cm} CBC 11B-206.2.4

16. Any laundry facilities shall comply with corresponding requirements of accessibility correction list 12B \hspace{1cm} CBC 11B-206.2.4

17. Any associated recreation facilities – e.g., swimming pools, spas, sport areas, play areas – shall comply with corresponding requirements of accessibility correction list 14B\textsuperscript{8}. \hspace{1cm} CBC 11B-206.2.4