Handicap Accessibility Requirements


- Compliance with both the 2009 IBC and HB-03-1221 is shown by providing a comparison table for each codes requirement on the site plan cover sheet. Compliance is shown by meeting the more stringent requirements of the two codes.
  - Per the 2009 International Residential Code, Section R320.1, 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.
  - House Bill 03-1221, Section 9-5-105. [Formerly 9-5-111] Exemptions for certain privately funded projects. (1) Accessible dwelling units shall be provided as required in this article; except that this article does not apply to privately funded projects for the construction of a detached residence or residences or to other types of residential property containing less than seven residential units.
    - DEFINITION: "Detached residence" means a one- or two-family residence that is separated from adjacent dwellings by an unobstructed physical space. A one- or two-family residence that is separated from an adjacent dwelling by a physical space of less than three feet shall not be considered a detached residence.

- Some developers may have additional responsibilities for compliance with the Americans with Disabilities Act (1-800-949-4232) and/or the Fair Housing Act (303-672-5437). It is the developer’s responsibility to independently contact these agencies to obtain accessibility information related to this sites development.

- The site plan cover sheet must reflect an "Implementation Plan" for all multi-family projects. Per House Bill 03-1221, Section 9-5-106, the builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units. Such plan shall clearly specify the number and type of units required and the order in which they are to be completed. Such implementation plan shall be subject to approval by the entity with enforcement authority in such project's jurisdiction. The implementation plan shall not be approved if more than thirty percent of the project is intended to be completed without providing a portion of accessible units required by section 9-5-105; except that, if an undue hardship can be demonstrated, or other guarantees provided are deemed sufficient, the jurisdiction having responsibility for enforcement may grant exceptions to this requirement. The implementation plan shall be approved by the governmental unit responsible for enforcement before a building permit is issued.

- Show and label the location of all handicap accessible living units (Type A or B) required by Chapter 11 of the 2009 IBC.

- Accessible exterior routes” shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36” and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the
2009 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2003. The developer, owner and assigns are responsible for complying with the federally mandated requirements of the Americans with Disabilities Act (ADA), and as such, the City of Aurora does not enforce these laws.

- Show accessible parking spaces and signage on the site plan. The number of parking spaces must comply with the 2009 International Building Code, Chapter 11, and Table 1106.1.
  - One van accessible parking space shall be provided for every six accessible parking spaces or fraction thereof.
  - Parking spaces shall be located on the shortest possible accessible route from adjacent parking to an accessible building entrance.
  - The critical dimensions of the accessible parking spaces shall be shown on the site plan. Parking spaces shall be at least 9' wide and shall have an adjacent access aisle 5' wide minimum. Van accessible spaces shall have a minimum 8' wide adjacent access aisle. Parking access aisles shall be part of the accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible route.

- Accessible route of travel. Using a heavy dashed delineation the site plan must show an interconnected accessible route to:
  - Public transportation stops.
  - Accessible parking and accessible passenger loading zones. This includes required accessible garages.
  - 60% of the required building entrances. Indicate all entrances and required exits on the plan.
  - Provide an accessible route to all on site amenities. These elements can include but are not limited to; tennis courts, club houses, pools, laundry facilities, mail kiosks and dumpsters.
  - Self service storage facilities shall provide an accessible route to individual self-storage spaces designated by the 2009 IBC, Table 1108.3.
  - Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks.
  - Marked crosswalks in all areas where the accessible route crosses a drive aisle.
  - Gated entry(s) that cross an accessible route. Provide a 4' Manway Gate in the area where the fence crosses the accessible route. If the gate is intended to be secured please provide a placard on the gate reading; "Gate to Remain Open during Business Hours".