

Commercial Plan Review Requirements

Accessibility Plan Review Requirements

Provide two site plans indicating van accessible parking spaces, car accessible parking spaces, access isles, travel route and changes in elevation throughout accessible route (ANSI 117.1 section 502)

Provide title page indicating occupancy group, type of construction and International Building Code Version (IBC 2006 or IEBC 2006)

If occupancy is designed under existing structures codes submit declaration that 20% of cost of construction is provided for accessibility. (IBC 3409.6 or IEBC 506.2)

Provide site plan detailing accessible parking spaces, access isles, route and signage (UCC 403.42a(h)(5&6))

All built in furnishings must be ADA compliant, provide specifications. (ANSI 117.1 section 901.1)

All patient examinations are required to be ADA accessible. (PA L&I interpretation)

Provide entry doors with a net clear opening of 32 inches (36" door) with door open 90Degrees in all public restrooms, examination rooms and offices. (ANSI 117.1 section 404.2.3)

All bathrooms must be ADA compliant, the only exception for this is bathrooms accessible through a private office (IBC 1109.2)

Provide latch side clearance on both push and pull sides of all doors (ANSI 117.1 section 404.2.4)

Provide specifications for break room including the following items:

- a. Counter height (ANSI 117.1 section 902.3)
- b. Toe & knee clearance at sink (ANSI 117.1 section 306)
- c. Frontal or parallel approach to sink (ANSI 117.1 section 602.2)
- d. Bowl depth (ANSI 117.1 section 606.5)

Provide a minimum of one operable window in each living, dining and sleeping area of type A & B dwelling units. The operable part of each window shall be within the reach ranges outlined in section 1002.9. (ANSI 1002.13)

Provide ADA compliant bathrooms through type A & B dwelling units as per 1003.11.1. All bathrooms must be accessible except bathrooms that occur on a level not required to be accessible. (ANSI 1002.11)

Provide that the leading 2 inches (nosing) of all stairway treads have visual contrast of dark-on-light or light-on-dark from the remainder of the tread (ANSI 504.5)