



2015 KENTUCKY RESIDENTIAL CODE (KRC)

SUGGESTED CODE CHANGE

NO. KRC 15-#
(815 KAR 7:125)

PROPOSED CHANGE:

Amend Chapter **3** of the 2015 Kentucky Residential Code (KRC) by adding Section **R307.3** to read as follows:

NOTE: The section or subsection to be modified must be typed in its current form and changes shall be delineated with the strikethrough of text to be deleted (~~deleted text~~) and underline for new text (new text)

R307.3 Blocking. A minimum of 2x6 blocking shall be required around toilet, tub and/or tub/ shower units between the heights of 33"-38"(838-965 mm).

CHANGE REQUESTED BY Lexington ADA Task Force.

NECESSITY/FUNCTION OF CHANGE: There is currently no code language to provide secure installations of fixtures, like towel bars, soap dishes, or potential grab bars in bath areas). That cannot be easily retrofitted into an existing structure. This change loosely aligns the code with the KY Housing Corporation's universal design requirements

ECONOMIC IMPACT/ COST ANALYSIS Minimal, blocking is commonly made from scrap material, time in labor also minimal. The cost savings throughout the life of the residence is great. Blocking will offer ability to customize the installation of fixtures to the needs of the residents, without the economic impact of requiring a contractor.

BENEFITS EXPECTED FROM CHANGE. Kentucky has almost 30% rate of disability, above the national average of 22%. (CDC, 2015). By 2040 there will be over 80 million seniors in the US, 21% of total population. These populations combined equal over half of the Kentucky population.

The addition of this language provides the means to make safety and accessibility enhancements without remodeling. Additional safety features will assist all: Adults who might slip on wet surfaces, people with disabilities, children, people assisting others. Blocking for customizable bathroom solutions that can be altered for users will have an impact on accidents and injury, and ability to live independently with additional needs across the lifespan of all residents.

REGULATION TO BE IMPLEMENTED BY: Certified State or Local Building Code Officials

DEPARTMENT RECOMMENDATION: _____

REVIEWED BY COMMITTEE: _____ **ACTION:** _____

NOTICE OF INTENT FILED: _____

REGULATION SUBMITTED TO LRC: _____ **EFFECTIVE DATE:** _____



2015 KENTUCKY RESIDENTIAL CODE (KRC)

SUGGESTED CODE CHANGE NO. KRC 15-#

(815 KAR 7:125)

PROPOSED CHANGE:

Amend Chapter **3** of the 2007 Kentucky Residential Code (KRC) by amending Section **R311.2** to read as follows:

NOTE: The section or subsection to be modified must be typed in its current form and changes shall be delineated with the strikethrough of text to be deleted (~~deleted text~~) and underline for new text (new text)

R311.2 Egress Door. Not less than one egress door shall be provided for each *dwelling* unit. The egress door shall be side hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. ~~Other doors shall not be required to comply with these minimum dimensions.~~ Other interior egress doors shall have a clear net opening width of not less than 32 (813 mm). Exterior egress doors shall be readily openable from inside the *dwelling* without the use of a key or special knowledge or effort.

CHANGE REQUESTED BY ADA Taskforce, Lexington Fayette Urban County Government, 101 E. Vine St Ste 210 Lexington, KY 40507 859-258-3770.

NECESSITY/FUNCTION OF CHANGE: This change inserts language that establishes language similar to previous KBC language for R-3 occupancies that provided minimum widths for passage through a dwelling. Currently homes could be equipped with doors as small as 24 "in width which may compromise a continuous minimum width path", similarly provided for in the KBC. This width unnecessarily precludes access and usability.

ECONOMIC IMPACT/ COST ANALYSIS Minimal to moderate depending on design. In many cases, a 32" door rather than a 28" door would cost around \$4 at the point of construction, and as a remodel each widened doorway would cost \$400-\$600 in labor.

BENEFITS EXPECTED FROM CHANGE. At least provides a minimum egress width for emergency evacuations, and increases access to a greater number of Kentuckians. Minimum egress width of 32" clear is the baseline for access by the greatest number of people. This is a necessity for an increasing number of Kentuckians, in relation to our aging population, to have any access into the dwelling. It is further necessary to allow for independent exit. Not having these standard doorway clear width's is a safety hazard, in addition to simply not being able to enter the dwelling.

REGULATION TO BE IMPLEMENTED BY: Certified State or Local Building Code Officials

DEPARTMENT RECOMMENDATION: _____

REVIEWED BY BOARD OF HOUSING: _____ **ACTION:** _____

NOTICE OF INTENT FILED: _____

REGULATION SUBMITTED TO LRC: _____ **EFFECTIVE DATE:** _____



2015 KENTUCKY BUILDING CODE 2015 INTERNATIONAL EXISTING BUILDING CODE

SUGGESTED CODE CHANGE NO. KBC 15-#
NO. IEBC 15-#
(815 KAR 7:125)

PROPOSED CHANGE:

Amend Chapter **34** of the 2015 Kentucky Building Code (KRC) Chapter 4 of the (IEBC) by amending Section **3411.4.1 (410.4.1 IEBC)** to read as follows:

NOTE: The section or subsection to be modified must be typed in its current form and changes shall be delineated with the strikethrough of text to be deleted (~~deleted text~~) and underline for new text (new text)

3411.4.1(410.4.1) Partial change in occupancy. Where a portion of a building is changed to a new occupancy classification, any *alterations* shall comply with Sections 3411.6 (410.6), 3411.7 (410.7), 3411.8 (410.8) and shall have the following features.

1. At least one accessible building entrance.

2. At least one accessible route from an accessible building entrance to *primary function areas*.

CHANGE REQUESTED BY ADA Task Group, Lexington Fayette Urban County Government, 101 E. Vine St Ste 210 Lexington, KY 40507 859-258-3770.

NECESSITY/FUNCTION OF CHANGE: To align the language of the code with the Americans with Disabilities Act. This change is required by the federal law, and addition of the language in the KRC would clarify the requirements for all builders. These features are required with a change of occupancy classification.

ECONOMIC IMPACT/ COST ANALYSIS. Will increase the cost of construction.

BENEFITS EXPECTED FROM CHANGE. Kentucky has almost 30% rate of disability, above the national average of 22%. (CDC, 2015). By 2040 there will be over 80 million seniors in the US, 21% of total population. These populations combined equal over half of the Kentucky population. Clarify the state code requirement, which aligns with the ADA. The impact of the change will be minimizing violations related to this subsection, and increase the percentage of buildings across Kentucky that are accessible to a greater number of Kentuckians, for commerce, economic participation, employment and full inclusion. Very often people are precluded from shopping, working, and participation because the building has no accessible parking and route to it, no accessible entrance, or accessible routes within the building. The law requires these features be included with any partial change in occupancy.

REGULATION TO BE IMPLEMENTED BY: Certified State or Local Building Code Officials

DEPARTMENT RECOMMENDATION: _____

REVIEWED BY COMMITTEE: _____ **ACTION:** _____

NOTICE OF INTENT FILED: _____

REGULATION SUBMITTED TO LRC: _____ **EFFECTIVE DATE:** _____



2015 KENTUCKY BUILDING CODE 2015 INTERNATIONAL EXISTING BUILDING CODE

SUGGESTED CODE CHANGE **NO. KBC 15-#**
NO. IEBC 15-#
(815 KAR 7:125)

PROPOSED CHANGE:

Amend Chapter **34** of the 2015 Kentucky Building Code (KRC) Chapter 4 of the (IEBC) by amending Section **3411.7 (410.7 IEBC)** to read as follows:

NOTE: The section or subsection to be modified must be typed in its current form and changes shall be delineated with the strikethrough of text to be deleted (~~deleted text~~) and underline for new text (new text)

3411.7(410.7) 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 and drinking fountains serving the area of *primary function*

Exceptions:

1. The costs of providing the *accessible* route are not required to exceed 20-25 percent of the costs of the *alterations* affecting the area of the *primary function*. In choosing which accessible elements are to be provided, priority should be given to those elements that will provide the greatest access, in the following order
 - a. Accessible parking and a route to the entrance.
 - b. An accessible entrance.
 - c. An accessible route to the altered area.
 - d. At least one accessible restroom for each sex or a single-user facility.
 - e. Accessible telephone.
 - f. Accessible drinking fountains.
 - g. Other features, such as storage and alarms.
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.

CHANGE REQUESTED BY ADA Taskforce, Lexington Fayette Urban County Government, 101 E. Vine St Ste 210 Lexington, KY 40507 859-258-3770.

NECESSITY/FUNCTION OF CHANGE: This change details guidance to which accessibility alterations be prioritized. The order is arranged by route of access to the building. For example, to prevent spending the 25% on accessible restrooms with no accessible entrance to utilize those restrooms. Adjusting from 20% to 25% is to align Kentucky standards with other states and to increase the accessibility of buildings across our state.

ECONOMIC IMPACT/ COST ANALYSIS This change does not raise the cost of construction but re allocates a portion of the overall costs to a defined area for compliance.

BENEFITS EXPECTED FROM CHANGE. Kentucky has almost 30% rate of disability, above the national average of 22%. (CDC, 2015). By 2040 there will be over 80 million seniors in the US, 21% of total population. These populations combined equal over half of the Kentucky population that would benefit from these accessibility features.

An increase in access to buildings across our state, organized priority for accessibility alterations to maximize impact. A priority list of how to allocate the 25% will have a significant impact on usability of the alterations. For example, accessible restrooms will not be prioritized over accessible entrances, as this results in having accessible restrooms in buildings people cannot enter. The priorities will increase the intended result of this section, greater accessibility with each alteration.

REGULATION TO BE IMPLEMENTED BY: Certified State or Local Building Code Officials

DEPARTMENT RECOMMENDATION: _____

REVIEWED BY BOARD OF HOUSING: _____ **ACTION:** _____

NOTICE OF INTENT FILED: _____

REGULATION SUBMITTED TO LRC: _____ **EFFECTIVE DATE:** _____