

# Michigan Barrier Free Design

## Accessibility Standards For Type “A” and “B” Units

The illustrations shown are taken from the International Code Council/American National Standard (ICC/ANSI A117.1-1998). These are for illustrative purposes only and should be referenced to the written words contained in the MBC and ANSI standards. The City is not responsible for enforcing the American with Disabilities Act, as this is a federal rights law and the responsibility of the Department of Justice (DOJ).

When is a Type “A” or “B” unit applicable?

Chapter 11 – Section 1107.6 – Occupancies in group R shall be provided with accessible features in accordance with sections 1107.6.1 to 1107.6.4 of the code.

Section 1107.6.1 states: for R-1 - Type B units in structures that have 4 or more dwelling or sleeping units or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a type B unit.

Exception: The number of type B units may be reduced in accordance with section 1107.7 of the code.

Section 1107.6.2 states: for R-2 - Type A and type B units shall be provided in occupancies in group R-2 in accordance with section 1107.6.2.1 and 1107.6.2.2 of the code

Exception: The number of type B units may be reduced in accordance with section 1107.7 of the code.

Section 1107.6.2.1 – R-2 - Type A units, In buildings containing more than 20 dwelling units or sleeping units, not less than 2%, but not less than 1, of the units shall be a type A unit.

Section 1107.6.2 states: R-2 - Type B units in structures that have 4 or more dwelling or sleeping units or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a type B unit.

Exception: The number of type B units may be reduced in accordance with section 1107.7 of the code.

Section 1107.6.3 states: R-3 - Type B units in structures that have 4 or more dwelling or sleeping units or sleeping units intended to be occupied as a residence in a single structure, every dwelling and sleeping unit intended to be occupied as a residence shall be a type B unit.

Exception: The number of type B units may be reduced in accordance with section 1107.7 of the code.

Section 1107.6.4 states: R-4 – Shall be provided with accessible features in accordance with sections 1106.6.4.1 and 1107.6.4.2 of the code.

Section 1107.6.4.1 Accessible units states: At least 1 of the dwelling or sleeping units shall be accessible unit.

Section 1107.6.3 states: R-4 - Type B units in structures that have 4 or more dwelling or sleeping units or sleeping units intended to be occupied as a residence in a single structure, every dwelling and sleeping unit intended to be occupied as a residence shall be a type B unit.

Exception: The number of type B units may be reduced in accordance with section 1107.7 of the code.

For Group I-1 & I-2 the following applies:

#### Group I-1

Section 1107.5.1.2: Type B units, In structures that have 4 or more dwelling or sleeping units or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a type B unit.

Exception: The number of type B units may be reduced in accordance with section 1107.7 of the code.

Section 1107.5.2 Group I-2 Nursing homes: In structures that have 4 or more dwelling or sleeping units or sleeping units intended to be occupied as a residence, every dwelling and sleeping unit intended to be occupied as a residence shall be a type B unit.

Exception: The number of type B units may be reduced in accordance with section 1107.7 of the code.

The illustrations shown are not inclusive and a meeting with the building inspector and/or an architect is recommended. For more information go to the [www.cis.gov](http://www.cis.gov) and then go to Construction Codes and Fire Safety. Go to Divisions, look for plan review and click on it. There you will find the Barrier Free Board and if you click on it, will find the complete law. The key is to keep in mind that everything in a new building has to be accessible whether it is a private bathroom or public space. There are no exceptions to those spaces that the public has access too.