MEMO

Date: Jan 1, 2019

Reference: Existing Buildings - Accessibility Compliance per 2018 NC Existing Building Code

Unless an existing building is being brought into full compliance with the 2018 NCBC, any alterations in existing buildings that affect an area containing a primary function trigger a requirement to improve accessibility per the 2018 NC Existing Building Code. (NCEBC)

When using the Prescriptive Compliance method in Chapter 4 of the 2018 NCEBC, Section 410.7, exception 1 requires up to 20% of the total construction costs of alterations to a primary function area be used to bring the accessible route into compliance with Chapter 11 and ICC A117.1-09. The accessible route shall include toilet facilities and drinking fountains. Similarly, Alterations Level 2 or 3 will require the same 20% improvement when using the Work Area method. (Sections 806.2 & 906.1)

In order for us to see how these code sections are being met, please reproduce a letter on the drawings showing how the 20% cost is being spent. The example below shows the minimum information that must be included in the letter.

Example

From: 
Date: 
Reference: NCEBC Sections 410.7; 806.2; & 906.1 - Alterations affecting an area containing a primary function.

This project represents work in an existing building that includes alterations to the primary function area. The following exceptions from Section 410.7; 806.2; or 906.1 are applicable.

EXCEPTIONS (CHECK ALL THAT APPLY):

   Exception #1 – Costs of providing an accessible route are not required to exceed 20% of the costs of the alterations affecting the area of primary function. (If this exception is used, please be sure to include items A., B. and an Expenditure Log, such as in the example that follows below, on the submitted plans.)

   Exception #2 – Alterations limited solely to windows, hardware, operating controls, electrical outlets and signs

   Exception #3 – Alterations limited to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.

   Exception #4 – Alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.

   Exception #5 – This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

Existing accessible route (parking, route to building entrance, building entrance, route through building to primary function area, toilets and drinking fountains serving the primary function area) are in full compliance with current accessibility requirements. (continued)
Per exception #1 of sections 410.7; 806.2; or 906.1, costs of providing the accessible route are not required to exceed 20% of the costs of the alterations affecting the area of primary function.

A. ESTIMATED COST OF ALTERATIONS TO AREA OF PRIMARY FUNCTION: $ 57,200.00 (Example)

B. MAXIMUM REQUIRED COST OF IMPROVEMENTS TO ACCESSIBLE ROUTE (20% OF LINE “A” ABOVE): $ 11,440.00 (Example)

### ACCESSIBLE ROUTE EXPENDITURE LOG (Example)

<table>
<thead>
<tr>
<th>DESCRIPTION OF IMPROVEMENTS TO ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION AREA</th>
<th>DRAWING OR DETAIL REFERENCE</th>
<th>ESTIMATED COST ($) PER IMPROVEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovated toilet room to bring into compliance with current accessibility code requirements.</td>
<td>Sheet A-2</td>
<td>$8,300.00</td>
</tr>
<tr>
<td>Relocate existing door to create 18 inch strike side of clearance at pull side door.</td>
<td>Sheet A-1</td>
<td>$3,100.00</td>
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<tr>
<td>TOTAL COST ($) OF COMBINED IMPROVEMENTS TO ACCESSIBLE ROUTE</td>
<td></td>
<td>$11,400.00</td>
</tr>
<tr>
<td>ADDITIONAL NOTES/EXPLANATION:</td>
<td></td>
<td></td>
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</tbody>
</table>